



For Lease

Baramy Golden

5203 - 5519 82 Avenue | Edmonton, AB

Grade loading warehouse bay

- ±4,521 SF grade loading warehouse bay
- Fenced yard compounds starting at ±9,000 SF
- Best in class management and clean, well maintained site with access to major arterial roads

For more information contact:

Kent Simpson

Vice President

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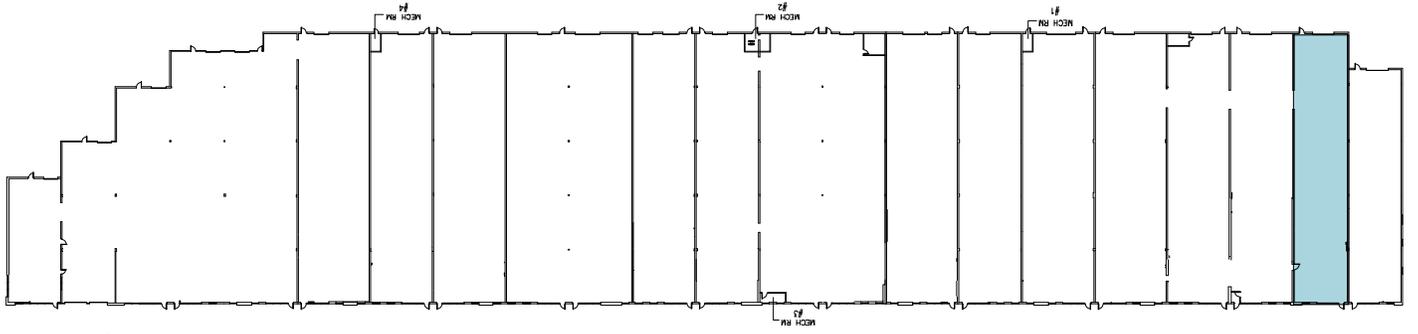
Kent.Simpson@jll.com



Property Details

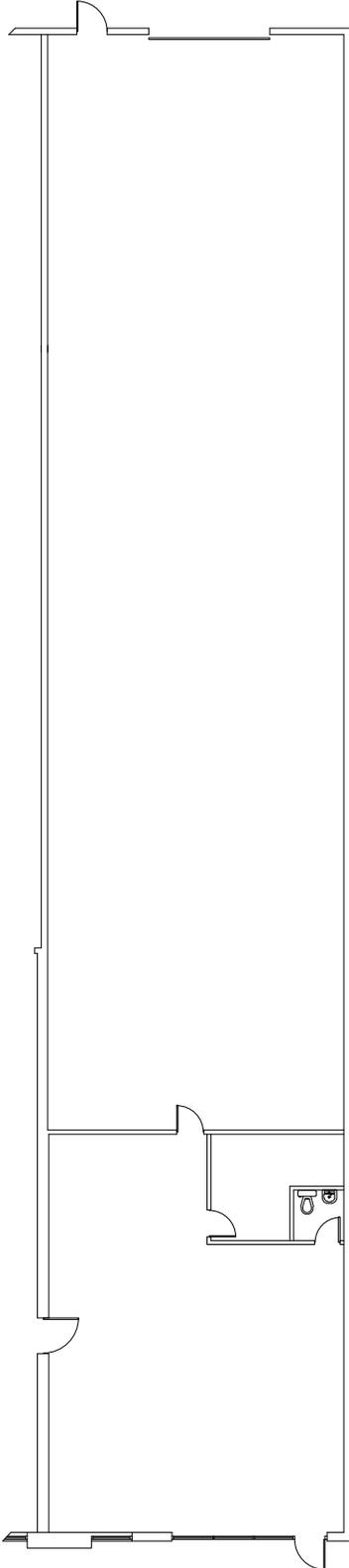
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|--------------------------|---|
| Municipal Address | 5203 - 5519 82 Avenue, Edmonton |
| Legal Description | Plan: 3180KS; Lot: D |
| Zoning | IH - Heavy Industrial |
| Available Area | Unit 5515: ±4,521 SF |
| Year Built | 1973 |
| Construction | Concrete Block |
| Power | 5515: 100 Amp, 120/208 Volt (TBC by Tenant) |
| Ceiling Height | 23'9" Under joist |
| Heating | Forced air gas fired units |
| Lighting | 5515 - LED |
| Loading | Unit 5515: (1) Grade loading |
| Yard Space | Yard 3: ±10,153 SF Yard 4: ±9,000 SF Yard 6: ±11,376 SF |
| Lease Rate (PSF) | \$10.00 PSF |
| Op. Costs (PSF) | \$5.32 PSF |
| Occupancy | January 1, 2026 |

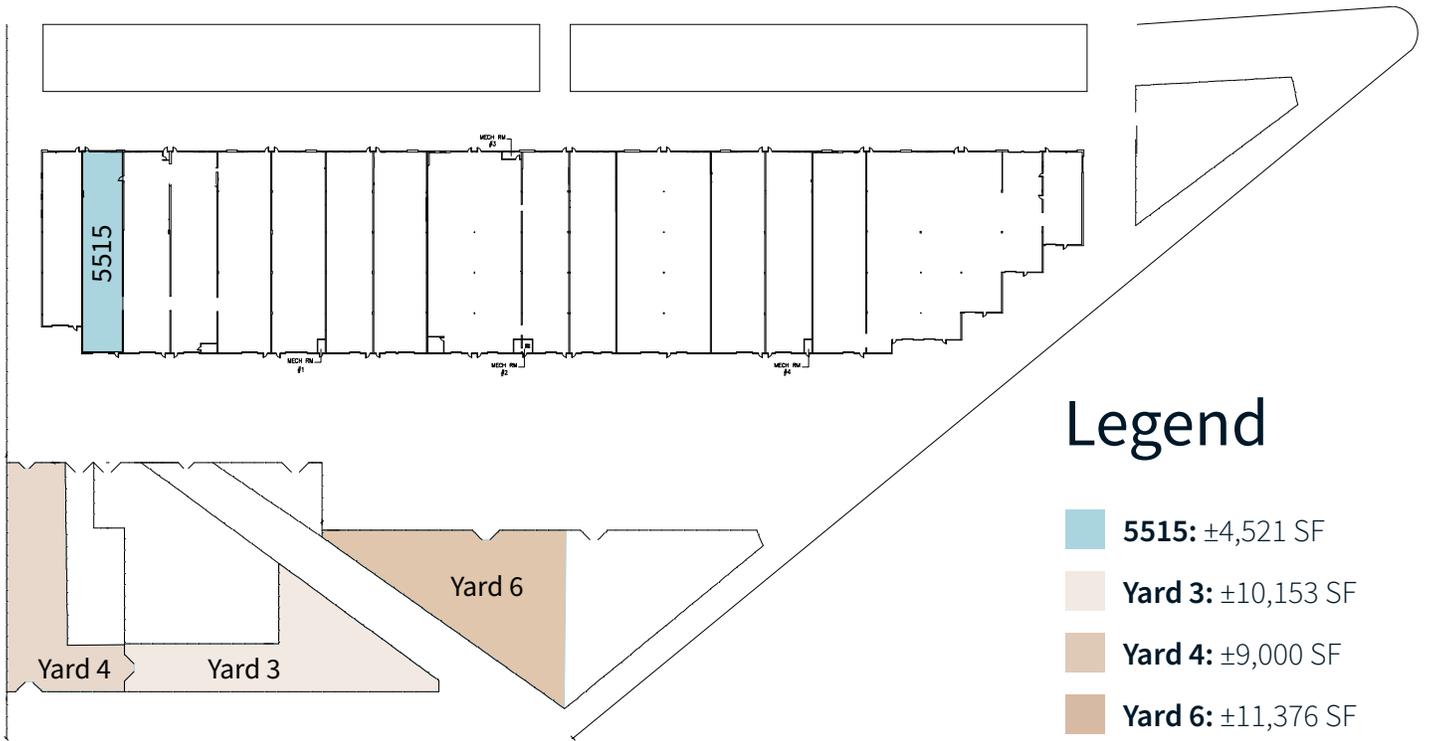
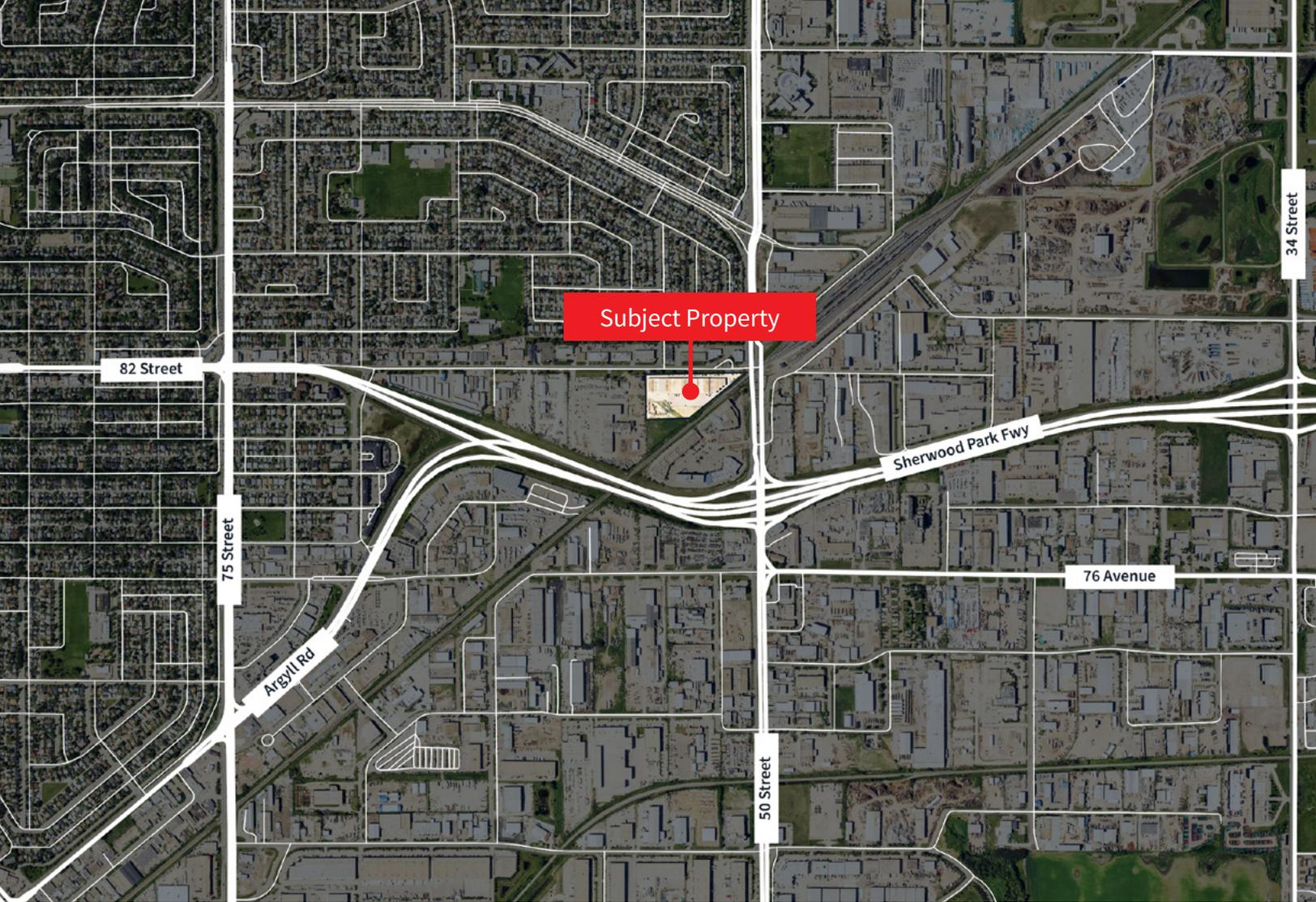




Unit 5515

±4,521 SF | Grade loading | 100 Amp, 120/208 Volt (TBC by Tenant)





Legend

- 5515:** ±4,521 SF
- Yard 3:** ±10,153 SF
- Yard 4:** ±9,000 SF
- Yard 6:** ±11,376 SF

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