

FOR LEASE

INDUSTRIAL BAY

NAI Commercial



12210 MT. LAWN ROAD | EDMONTON, AB | INDUSTRIAL BAY

PROPERTY DESCRIPTION

- 5,200 sq.ft. bay available
- Fibre-optic internet
- Fully sprinklered
- Excellent location providing immediate access to Wayne Gretzki Drive and Yellowhead Highway

COLTON COLQUHOUN

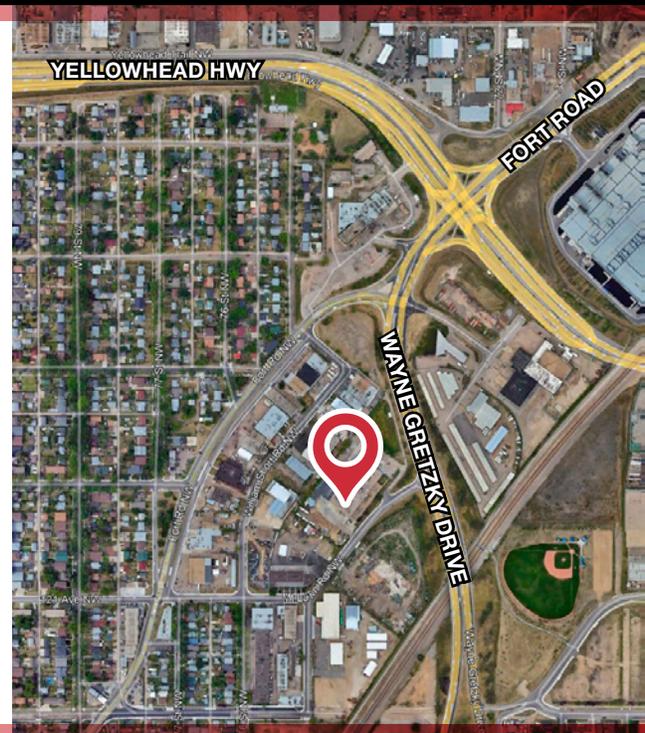
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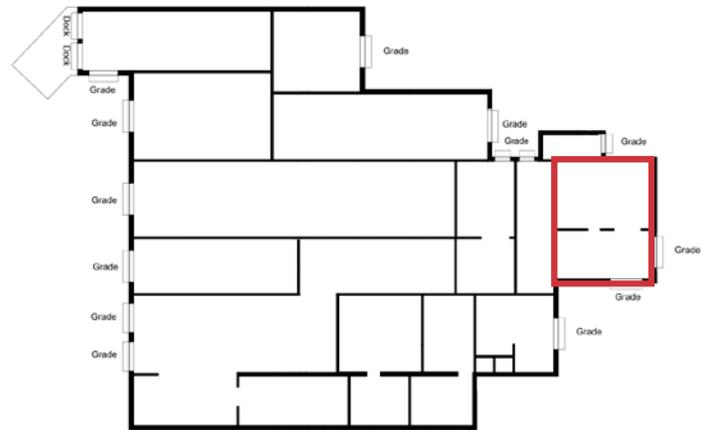
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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 7820106, Block F, Lot 11
ZONING	Heavy Industrial (IH)
AVAILABLE	Immediately
LEASE RATE	\$8.40/sq.ft./annum net
OPERATING COSTS	\$7.10/sq.ft./annum (2025 estimate) includes property tax, building insurance, common area maintenance, management fees and utilities (gas, power and water)

FLOOR PLAN





12210 MT. LAWN ROAD

SIZE	5,200 sq.ft.±
YARD	Potential for graveled yard
HEAT	Forced air
POWER	600 V / 200 Amp – TBC
LIGHTING	T5
CRANE	Yes
LOADING	(1) 14' x 14' Grade Door (1) 12' x 12' Grade Door
CEILING HEIGHT	16'
SUMPS	Yes

