

FOR LEASE

NAI Commercial

WINTERBURN INDUSTRIAL PARK BUILDING



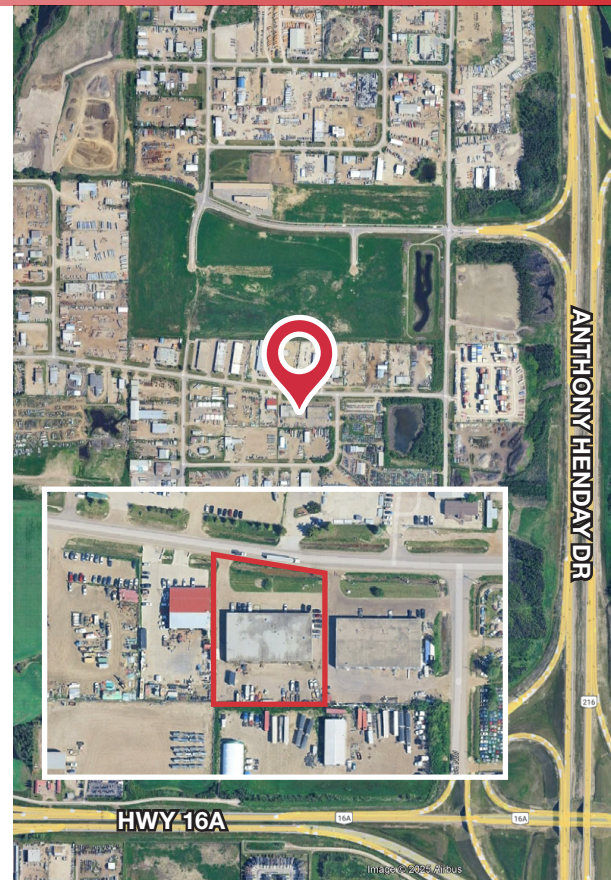
20121/29/31/33 - 107 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE BAYS

PROPERTY DESCRIPTION

- Opportunity to lease office/warehouse with gated storage yard area in Winterburn Industrial Park with units demised as follows:
 - 20121 - 5,000 sq.ft. double bay door warehouse. Front reception area, with 2 large offices
 - 20129 - 2,500 sq.ft. of grade loading warehouse. Majority warehouse with small office/washroom
 - 20131 - 2,500 sqft of grade loading warehouse. Front reception area with one private office and washroom.
 - 20133 - 2,500 sqft of grade loading warehouse. 2 private offices, and washroom.
- Option to combine multiple units for up to 7,500 sqft.
- Each bay comes with 12'x14' grade loading door and small yard area behind the bay
- Growing residential populations and increased amenities to the North and South of the Winterburn area
- Easy access from the Anthony Henday, Yellowhead and Hwy 16A

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ADDITIONAL INFORMATION

AREAS AVAILABLE	20121 - 5,000 sq.ft. 20129-33 - 2,500-7,500 sq.ft.
LEGAL DESCRIPTION	Condo Plan 8222586 Unit 3 & 7
ZONING	IM
AVAILABLE	Immediately
YEAR BUILT	1977
POWER	100 amp, 3 phase (TBC)
LOADING	12'x14' grade
LEASE TERM	3-10 years
NET LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS	\$5.00/sq.ft./annum (2026) Includes common area maintenance, property tax, and building insurance.



20121



20131



20129



20129



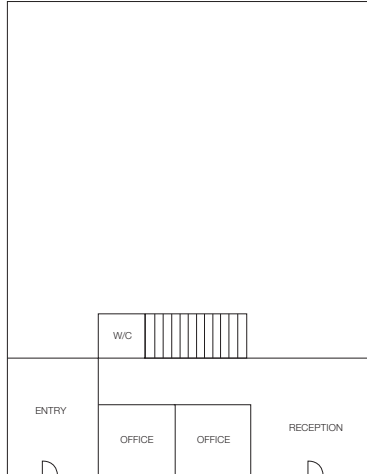
20129



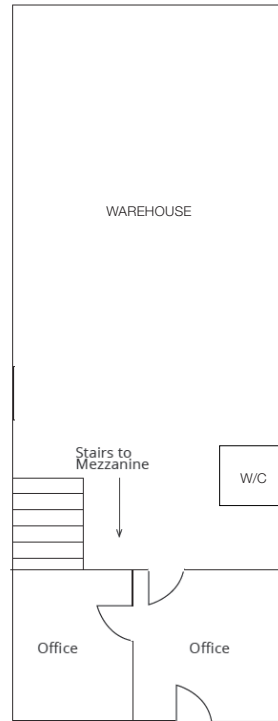
20133



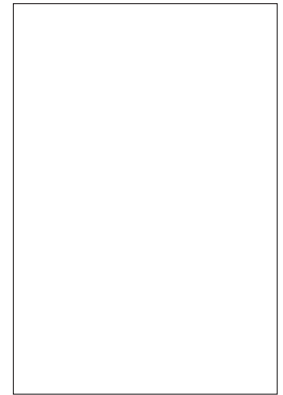
UNIT 20121



UNIT 20129



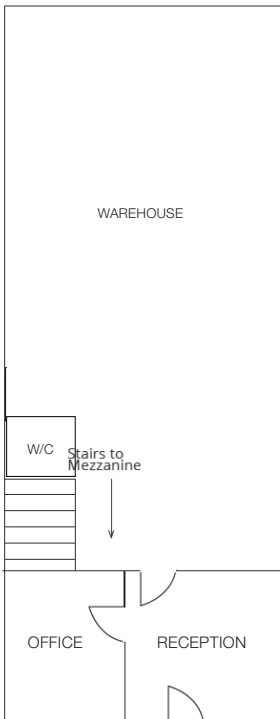
UNIT 20129 MEZZ



UNIT 20121 MEZZ



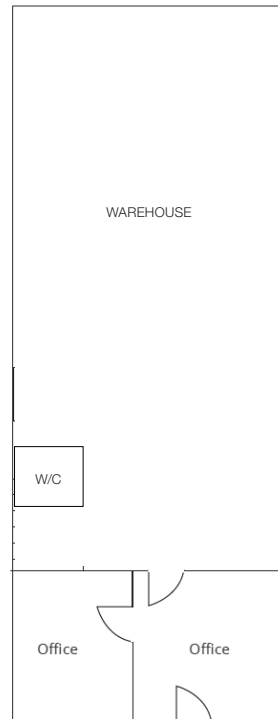
UNIT 20131



UNIT 20131 MEZZ



UNIT 20133



UNIT 20133 MEZZ

