

FOR LEASE

SKILITE INDUSTRIAL OFFICE/WAREHOUSE BAY

NAICommercial



10552 - 169 STREET | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

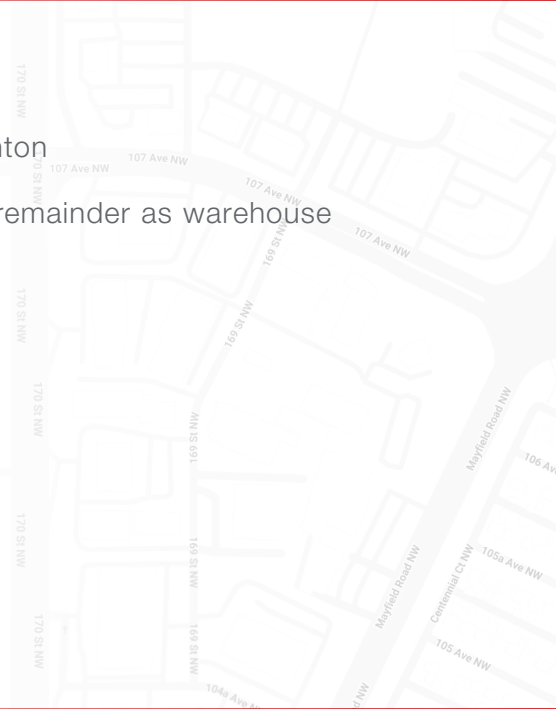
- Developed office/warehouse bay available on the west end of Edmonton
- Currently comprised of two offices, showroom or reception with the remainder as warehouse
- Additional mezzanine space included free of rent
- 16' grade level overhead door
- Large common receiving area
- Professional management

CHAD SNOW

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NAI COMMERCIAL REAL ESTATE INC.
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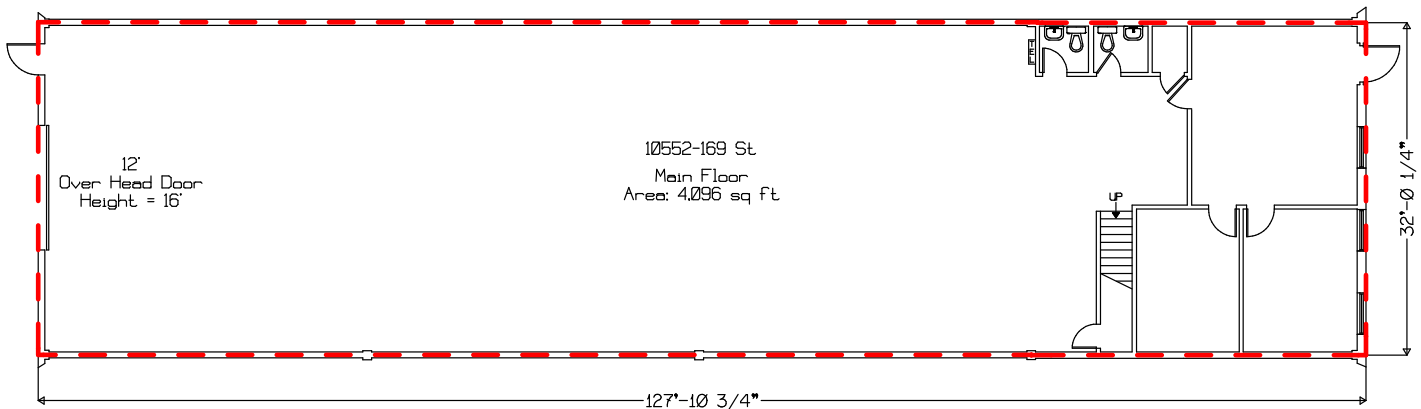
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ADDITIONAL INFORMATION

AREA AVAILABLE	4,096 sq. ft.±
LEGAL DESCRIPTION	Plan 1844TR Blk 2 Lot 9
AVAILABLE	Immediately
ZONING	BE (Business Employment)
LOADING	One 12' x 16' grade loading door
POWER	60 amp, three-phase (120/208V)
NET LEASE RATE	Starting at \$9.00 per sq. ft. per annum
OPERATING COSTS (2026 estimate)	\$6.45 per sq. ft. per annum (Includes building insurance, property tax, common area maintenance and management fees).



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

