

FOR LEASE

NAI Commercial

DATA POINT VENTURES INDUSTRIAL BUILDING



14414/26 - 118 AVENUE | EDMONTON, AB | WAREHOUSE WITH GRADE LOADING

PROPERTY HIGHLIGHTS

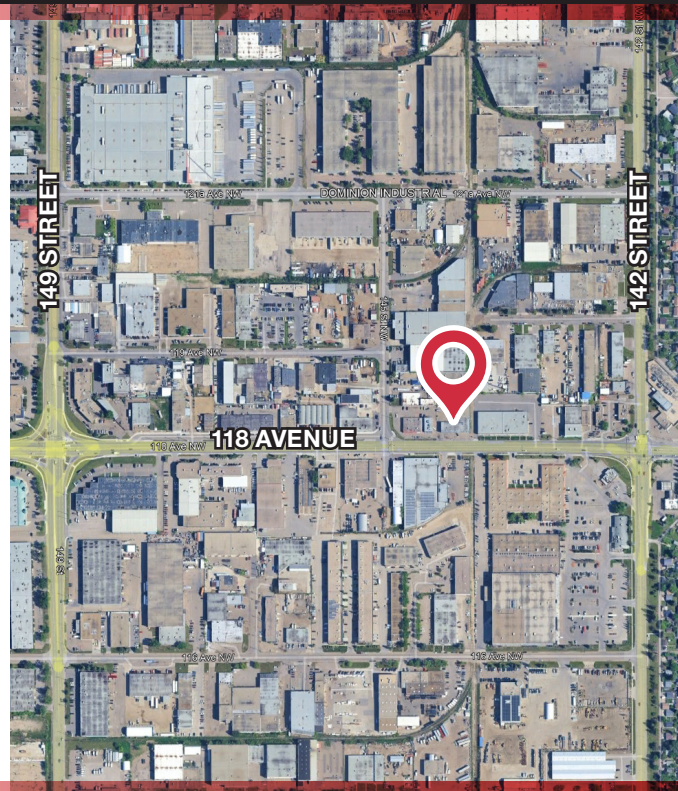
- Opportunity to lease warehouse units together or separately with units demised as follows:
 - ▶▶ 14414 - 2,065 sq.ft.± bay comprised of 1 washroom, open warehouse layout with one 12X14 grade loading door.
 - ▶▶ 14426 - 4,400 sq.ft.± double bay compromised of 2 washrooms, open warehouse space and one 14X14 grade loading door, and one 12X14 grade loading door.
- Easy access from Yellowhead Trail, St. Albert Trail and a large residential population nearby

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ADDITIONAL INFORMATION

SIZE AVAILABLE	14414: 2,065 sq.ft.± 14426: 4,400 sq.ft.±
LEGAL DESCRIPTION	Plan 6473KS Blk 1 Lot 17
ZONING	IM
AVAILABLE	Immediately
LEASE RATE	\$11.00/sq.ft./annum net
OPERATING COSTS	\$5.50/sq.ft./annum (2026 estimate) includes building insurance, management fees, common area maintenance and property taxes
LEASE TERM	3-10 years

