

**REDUCED
RATE**

14625 - 122 Avenue NW Edmonton, Alberta

Property Features

- 25,722 - 27,779 sq.ft.± office/warehouse available
- Dock and grade loading
- Fibre optics available
- Located in Dominion Industrial Park
- Excellent access to major transportation routes including 142 Street, 149 Street and Yellowhead Trail

Ryan Brown

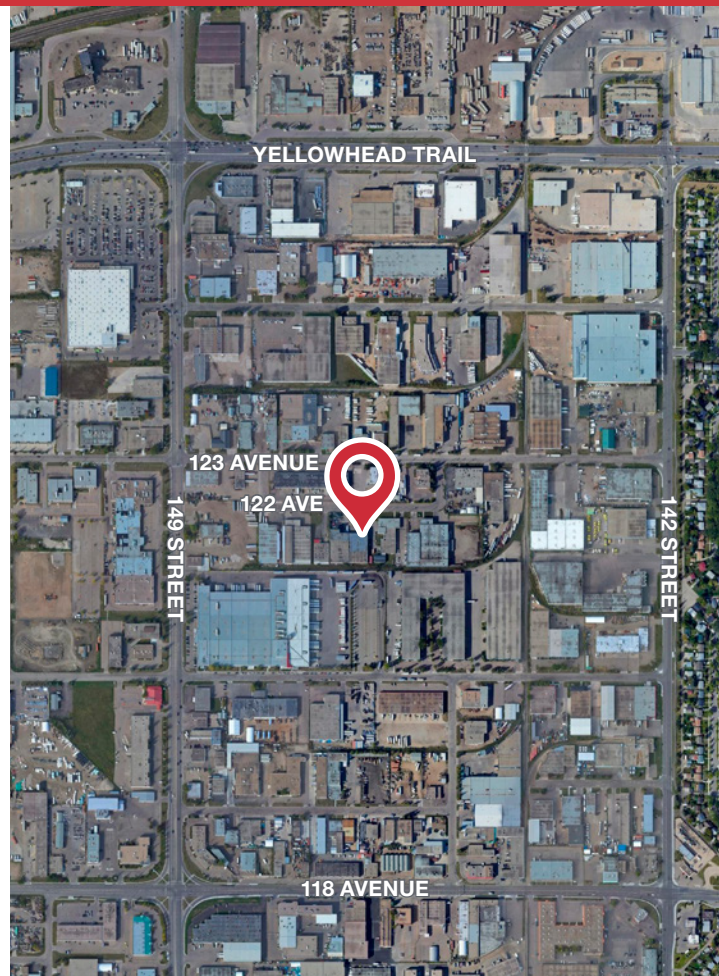
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For Lease: Dominion Industrial Warehouse
14625 - 122 Avenue, Edmonton, Alberta



SIZES AVAILABLE	Main Floor: 25,343 sq.ft.± Second Floor Office: 2,436 sq.ft.± Total: 27,779 sq.ft.±
LEGAL DESCRIPTION	Plan 5951KS, Block 4, Lot 15
NEIGHBOURHOOD	Dominion Industrial
YEAR BUILT	1964
ZONING	IM (Medium Industrial)
LOADING	(1) 16' x 16' Grade (1) 10' x 10' Grade (1) 8' x 8' Dock with levelers
CEILING HEIGHT	13' - 17'
POWER	240 Volt, 400 amp, 3 phase (TBC)
AVAILABLE	Negotiable
LEASE RATE	\$6.50/sq.ft./annum Reduced to \$5.95/sq.ft./annum
OPERATING COSTS	\$3.04/sq.ft./annum (2023) Includes common area maintenance, property taxes, building insurance and management fees



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