

FOR LEASE

SKILITE INDUSTRIAL OFFICE/WAREHOUSE BAYS

NAICommercial



10548 & 10552 - 169 STREET | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

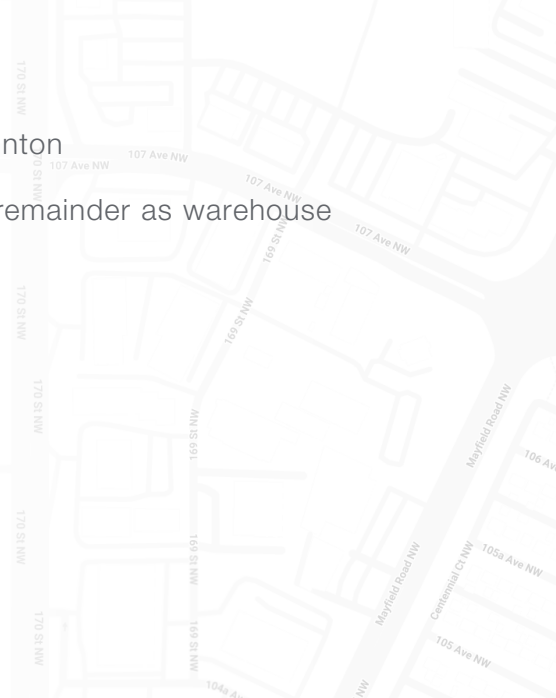
- Developed office/warehouse bays available on the west end of Edmonton
- Currently comprised of two offices, showroom or reception with the remainder as warehouse
- Additional mezzanine space included free of rent
- 16' grade level overhead door
- Large common receiving area
- Professional management

CHAD SNOW

Broker, President
780 436 7410
csnow@naiedmonton.com

KARI MARTIN

Senior Associate
780 435 5301
kmartin@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

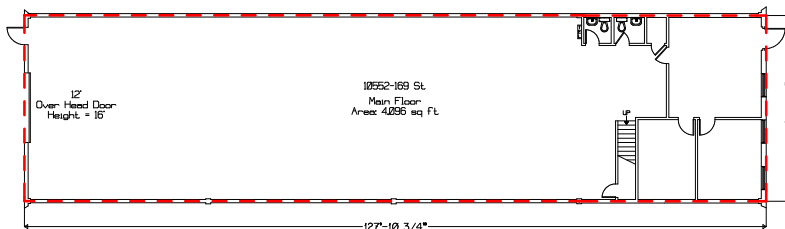
AREA AVAILABLE	10548: 4,091 sq. ft.± 10552: 4,096 sq. ft.±
LEGAL DESCRIPTION	Plan 1844TR Blk 2 Lot 9
AVAILABLE	10548: Immediately 10552: June 1, 2026
ZONING	BE (Business Employment)
LOADING	One 12' x 16' grade loading door per bay
POWER	10548: 100 amp, three phase 10552: 60 amp, three-phase (120/208V)
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).



10548



10552



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

