

FOR LEASE

BREMNER BUILDING

NAI Commercial



11631 - 145 STREET | EDMONTON, AB | SMALL BAY WAREHOUSE

PROPERTY DESCRIPTION

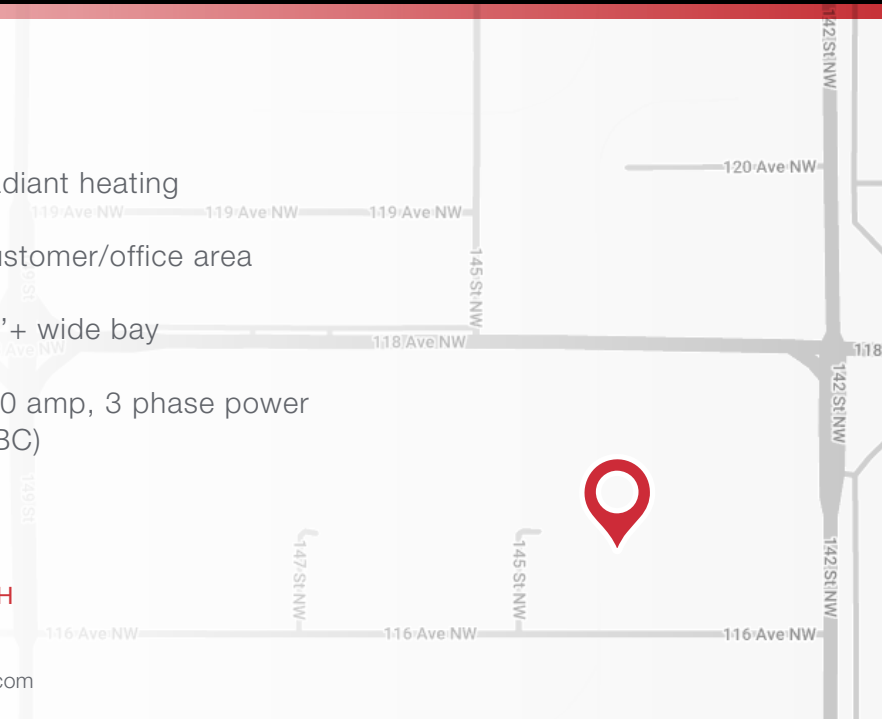
- 2,313 sq.ft.± available
- 12' x 14' overhead door
- Storage mezzanine
- New LED lighting
- Radiant heating
- Customer/office area
- 32'+ wide bay
- 100 amp, 3 phase power (TBC)

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com



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



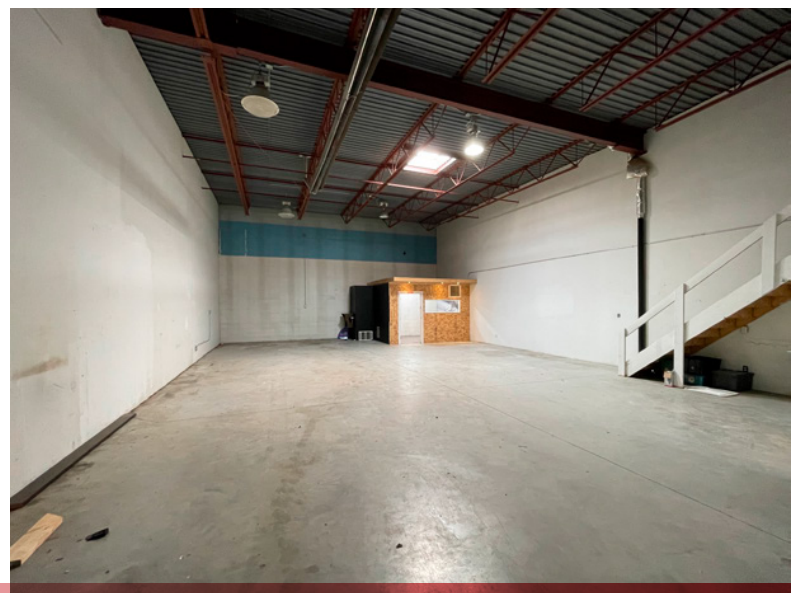
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE	2,313 sq.ft.±/bay
LEGAL DESCRIPTION	Plan: 129RS, Block: 8, Lot: R1
ZONING	IM (Medium Industrial)
CEILING HEIGHT	16'8" clear
HEATING	Radiant & forced air
POWER	100 amp/3 phase (TBC)
LOADING	Grade level
TENANT IMPROVEMENT ALLOWANCE	Negotiable
NET LEASE RATE	\$11.00/sq.ft./annum
LEASE TERM	3-10 years
OPERATING COSTS	\$5.68/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance and management fees



KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com

