

**FOR LEASE**

**NAI Commercial**

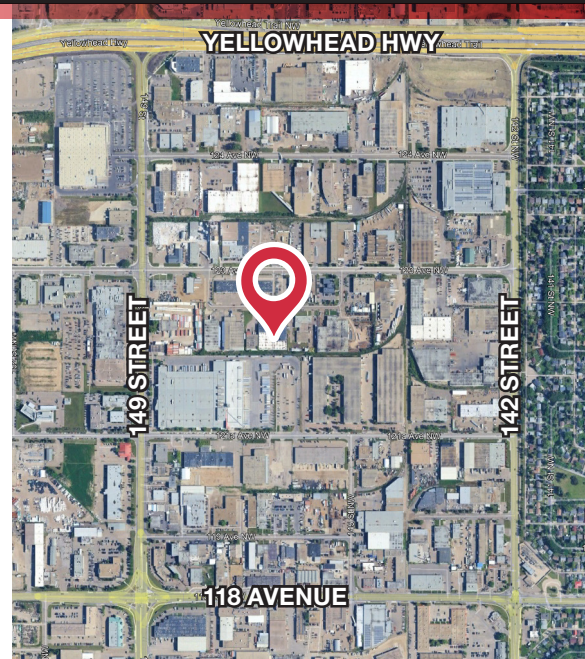
**DOMINION INDUSTRIAL WAREHOUSE**



**14625 - 122 AVENUE | EDMONTON, AB | DOCK AND GRADE LOADING**

**PROPERTY HIGHLIGHTS**

- 23,286 sq.ft.± office/warehouse available
- Additional ±2,436 sq. ft. bonus mezzanine area (excluded from GLA)
- 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



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**ADDITIONAL INFORMATION**

|                   |   |
|-------------------|---|
| SIZE AVAILABLE    | 23,286 sq.ft.±<br>(Bonus 2,436sq.ft. Mezz [excluded from GLA])  |
| LEGAL DESCRIPTION | Plan 5951KS, Block 4, Lot 15  |
| ZONING            | IM (Medium Industrial)  |
| AVAILABLE         | Immediately   |
| YEAR BUILT        | 1964  |
| CEILING HEIGHT    | 12'-17'   |
| INTERNET          | Fibre   |
| POWER             | 200 amp, 240 volt (TBC)   |
| LOADING           | (1) 14' x 16' - Grade Loading<br>(1) 10' x 10' - Grade Loading (Potential)<br>(1) 10' x 10' - Dock w leveler      |
| NET LEASE RATE    | Starting at \$7.00/sq.ft./annum   |
| OPERATING COSTS   | \$6.54/sq.ft./annum (2026) includes property tax, building insurance, common area maintenance and management fees |

