

FOR LEASE

BREMNER BUILDING

NAICommercial



11629 - 145 STREET | EDMONTON, AB | SMALL BAY WAREHOUSE

PROPERTY DESCRIPTION

- 100 amp, 3 phase power (TBC)
- Two compartment sump
- 12'x14' overhead door
- Small office/customer area

- Newer LED lighting
- 32'+ wide bay
- Storage mezzanine



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ADDITIONAL INFORMATION

SIZE	2,313 sq.ft.±
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

