

FOR LEASE

HEAVY INDUSTRIAL BAY

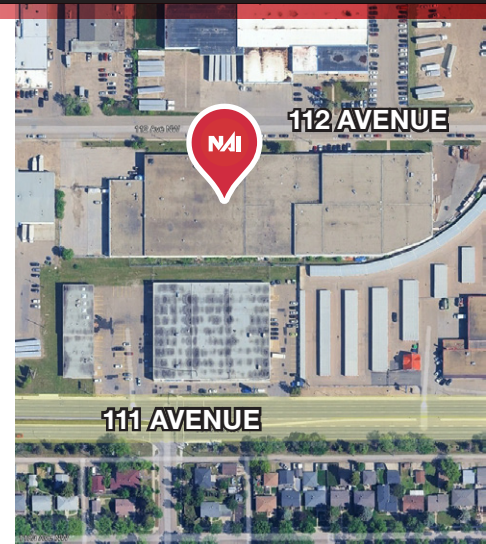
NAI Commercial



14507 - 112 AVENUE | EDMONTON, AB | GRADE LOADING

PROPERTY DESCRIPTION

- 4,044 sq.ft.± industrial bay for Lease
- Ideal for automotive and heavy-duty mechanical users
- Additional yard area and on-site parking available
- Three (3) grade-level overhead doors
- Immediate possession available
- Easy access to the Yellowhead, 149 Street, 142 Street and 111 Avenue



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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 4990HW Block 1 Lot 10
YEAR BUILT	1956
AREA AVAILABLE	Unit 9: 4,044 sq.ft.±
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
CEILING HEIGHT	20'
HEATING	Forced air heating
LOADING	(1) 14' x 16' Grade Loading (2) 24' x 16' Grade Loading
POWER	600 amp, 347/600 volt, 3 phase (TBC)
LIGHTING	T5 Lighting (auto sensed)
DRAINAGE	Trench drain running width of building
LEASE RATE	\$14.00/sq.ft./annum
OPERATING COSTS	\$7.00/sq.ft./annum (2026 estimate) includes common area maintenance, building insurance, management fees and taxes

