



West End Industrial

10440 - 176 STREET | 17611 - 105 AVENUE | 10804 - 181 STREET

FOR LEASE



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



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Property Highlights

- Strategically located in West Edmonton
- Double row surface parking
- Well maintained and managed property
- Easy access to Stony Plain Road and Anthony Henday Drive

10440 - 176 Street

LEGAL DESCRIPTION Lot: 1A, Block: 6, Plan: 8922420

ZONING BE (Business Employment)

CEILING HEIGHT 19 ft.

HEATING Furnace

AVAILABLE 30 days notice

LEASE TERM 3-5 years

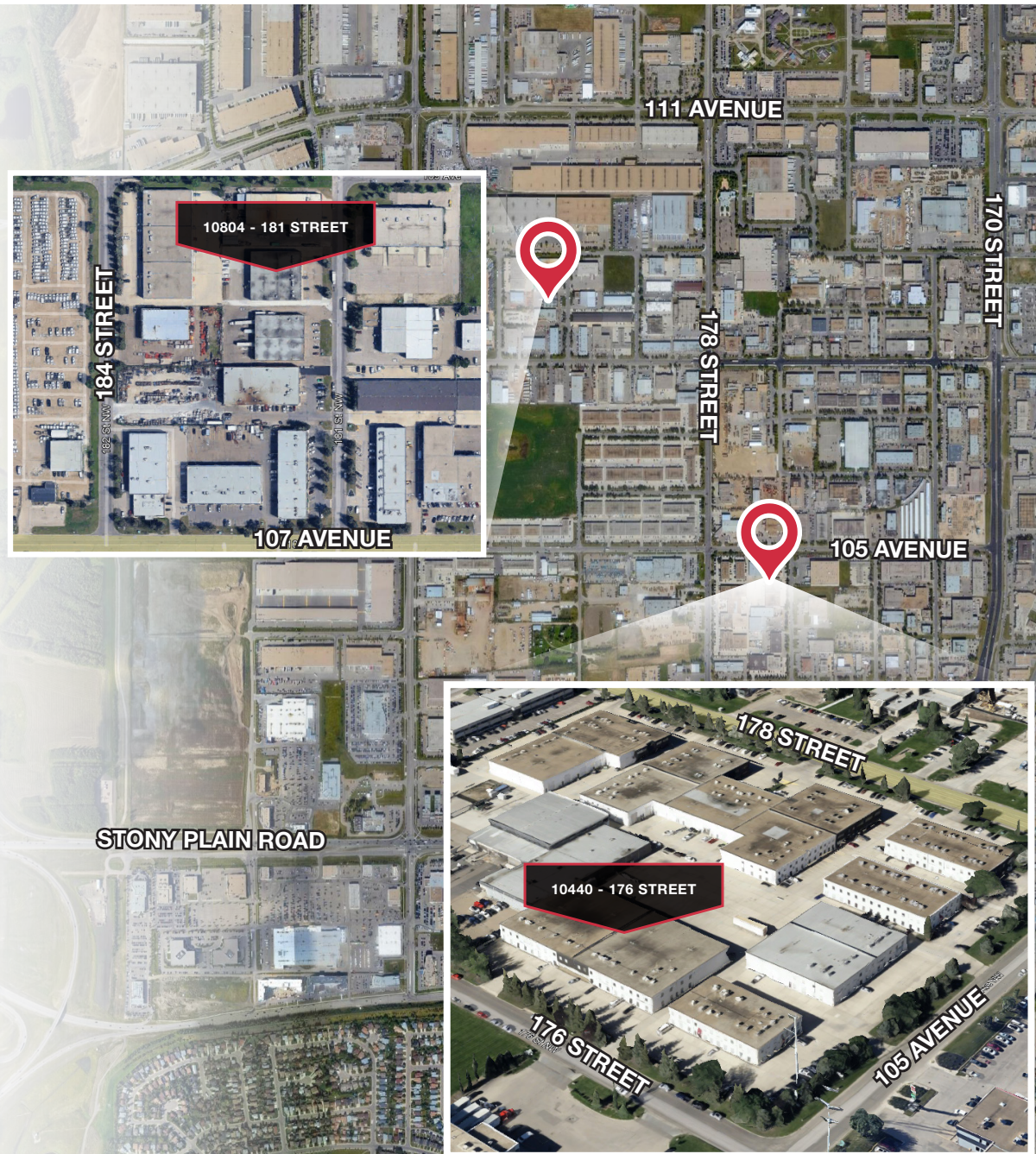
10804 - 181 Street

LEGAL DESCRIPTION Plan 7820005 Blk 2 Lot 10

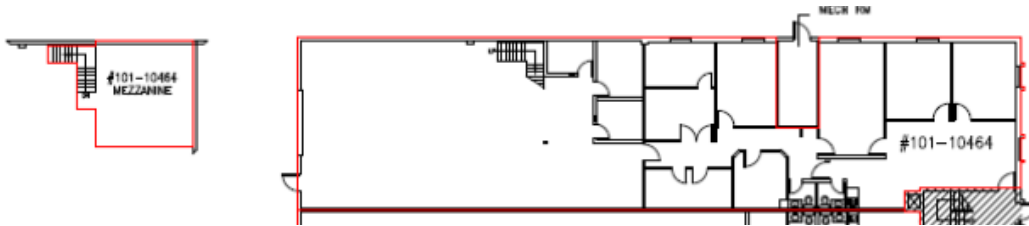
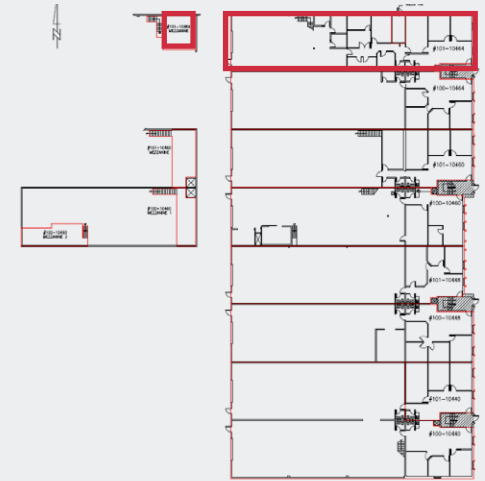
ZONING IM (Medium Industrial)

AVAILABLE 30 days notice

LEASE TERM 3-5 years



10464 - 176 STREET



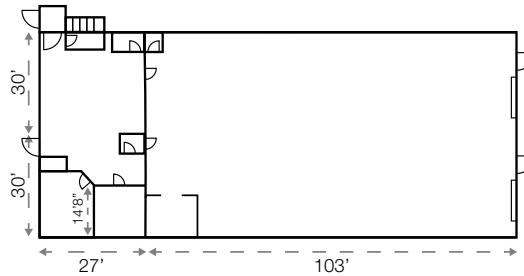
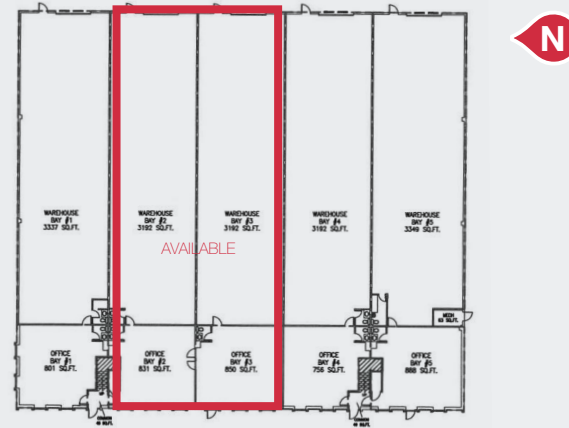
101, 10464-176 Street: 4,288 sq.ft.±

- Industrial bay with 6 offices, boardroom and reception area, one kitchenette and two washrooms
- 1,750 sq.ft.± of open bay warehouse
- One 12'x16' grade loading overhead door
- One 200 amp panel (To be verified)

\$14.00/sq.ft./annum gross Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

AVAILABLE WITHIN 30 DAYS NOTICE

10781 - 180 STREET



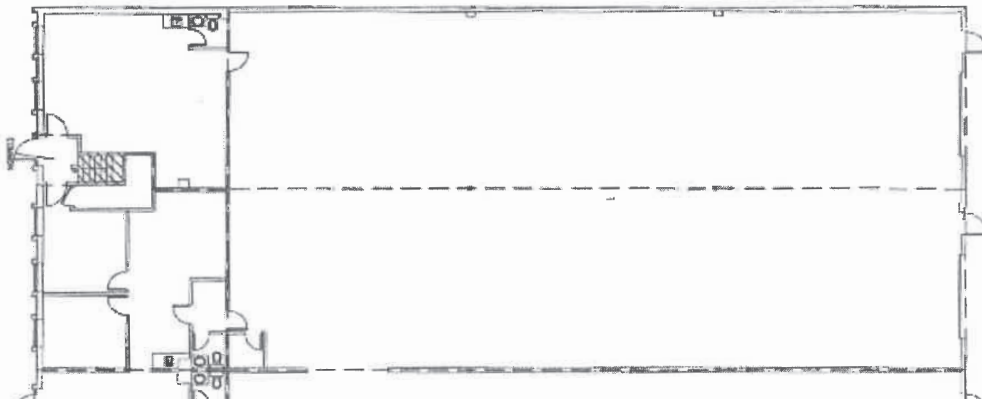
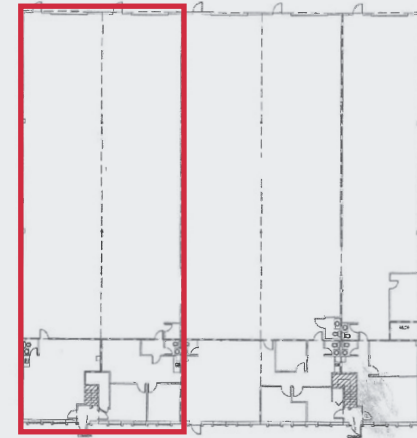
SUITE 2-3, 10783 - 180 Street: 8,065 sq.ft.±

- Developed with 2 offices, 2 kitchenettes, 3 washrooms, and large open showroom
- Two 12'x16' grade loading doors
- Two 100 amp panels (To be verified)

\$14.00/sq.ft./annum gross Includes common area maintenance, property taxes, building insurance, management fees. Utilities not included.

AVAILABLE WITHIN 30 DAYS NOTICE

10804 - 181 STREET



10804 - 181 Street: 7,010 sq.ft.± Double Bay

- Two offices and showroom, two bathrooms, and two kitchenettes
- Two 12'x16' grade loading overhead door
- 125 amp each bay (To be verified)

\$14.00/sq.ft./annum gross Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

AVAILABLE WITHIN 30 DAYS NOTICE