

FOR LEASE

NORTH WEST INDUSTRIAL BUILDING

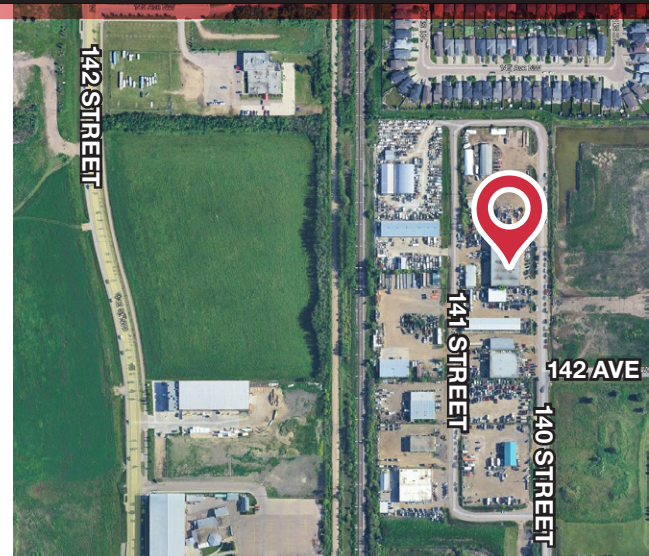
NAI Commercial



14336 - 140 STREET | EDMONTON, AB | SMALL BAY

PROPERTY HIGHLIGHTS

- 2,700 sq.ft.± available
- 10' x 14' grade loading overhead door
- Easy access to 137 ave, Mark Messier Trail and Anthony Henday Drive



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ADDITIONAL INFORMATION

AREA AVAILABLE	2,700 sq.ft.±
LEGAL DESCRIPTION	Plan 5383MC Blk 2 Lot 6
ZONING	AG (BE approval in process)
AVAILABLE	Immediately
LOADING	10'x14' grade loading
CEILING HEIGHT	18'
HEATING	Forced air
POWER	100 amp
LEASE TERM	5 years
NET LEASE RATE	\$12.00/sq.ft./annum Automotive user: \$14.00/sq.ft./annum
OPERATING COSTS	\$6.40/sq.ft./annum (2026 estimate) includes property tax, building insurance, common area maintenance and management fees. Utilities not included.

