

FOR LEASE

GREENBAY BUILDING

NAI Commercial



17538 - 105 AVENUE NW | EDMONTON, AB | WAREHOUSE BAY

### PROPERTY HIGHLIGHTS

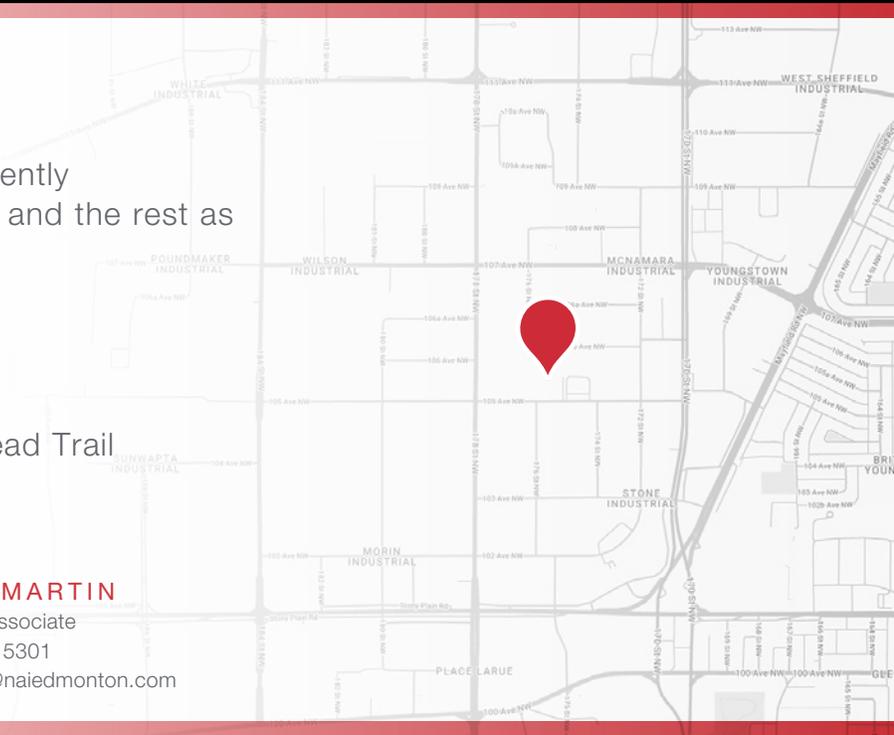
- 1,739 sq.ft.± small warehouse bay currently developed with a small office/reception and the rest as warehouse
- Available July 1, 2025
- Easily accessible west end location
- Close to Anthony Henday and Yellowhead Trail

#### CHAD SNOW

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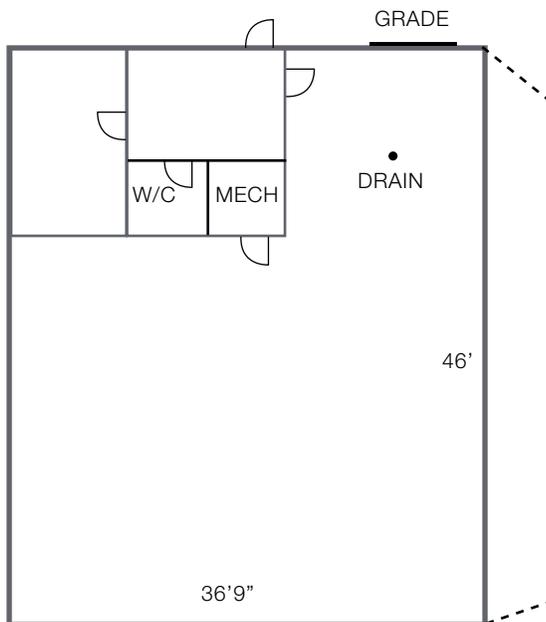


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**ADDITIONAL INFORMATION**

SIZE	1,739 sq.ft.±
LEGAL DESCRIPTION	Plan 7721110, Block 4, Lot 12
ZONING	IM (Medium Industrial)
LOADING	(1) 10' x 12' grade
POWER	60 amp, 3 phase (to be confirmed)
CEILING HEIGHT	15'2"± under truss
AVAILABLE	July 1, 2025
LEASE TERM	3 - 10 years
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$8.75/sq.ft./annum (2025 estimate) Includes building insurance, property taxes, common area maintenance, management fees and utilities (gas, water and electricity)*

\*Utilities are budgeted for in the operating costs, although not allocated based on square footage. Utilities are monitored by the Landlord through the use of check meters.



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

**SITE PLAN: GREENBAY BUSINESS PARK**  
SCALE 1/8" = 1'-0"

