

FOR SUBLEASE

SANTA FE PLAZA

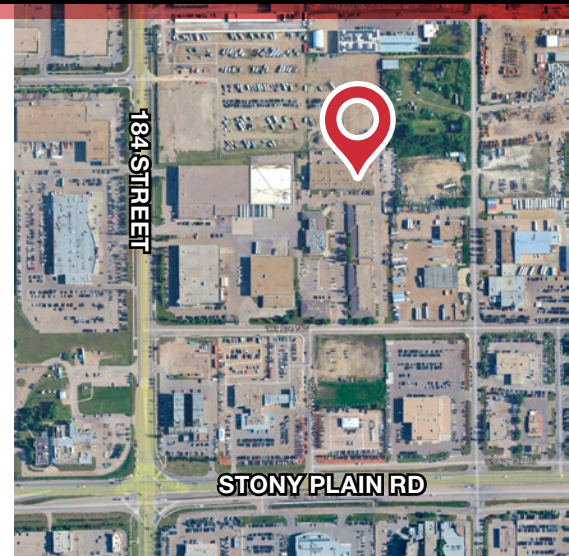
NAI Commercial



18224 - 102 AVENUE | EDMONTON, AB | INDUSTRIAL BAY WITH YARD

PROPERTY HIGHLIGHTS

- 4,254 sq.ft industrial bay
- 12' x 14' overhead door
- Dual compartment sump
- Kitchenette and 4 private offices
- 8,000 sq.ft. fenced yard
- Located in the Santa Fe Plaza in Northwest Edmonton
- Great access to 184 Street, Stony Plain Road and the Anthony Henday



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ADDITIONAL INFORMATION

AREA AVAILABLE	4,254 sq.ft.±
LEGAL DESCRIPTION	Plan 932 2661 Lot 1B
ZONING	DC2
AVAILABLE	Immediately
LOADING	12'x14' grade loading
POWER	TBC
SUBLEASE EXPIRY	April 30, 2026
NET LEASE RATE	\$12.00/sq.ft./annum
OPERATING COSTS	TBC (2025) includes property tax, building insurance, common area maintenance and management fees.

