

**FOR LEASE**

**NORTH WEST INDUSTRIAL BUILDING**

**NAI Commercial**



**14334/36/38 - 140 STREET | EDMONTON, AB | SMALL BAYS**

**PROPERTY HIGHLIGHTS**

- 2,700-5,400 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

AREAS AVAILABLE	14334/36: 5,400 sq.ft.± 14338: 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.

