

FOR LEASE

NAICommercial

DATA POINT VENTURES INDUSTRIAL BUILDING



14426 - 118 AVENUE | EDMONTON, AB | WAREHOUSE WITH GRADE LOADING

PROPERTY HIGHLIGHTS

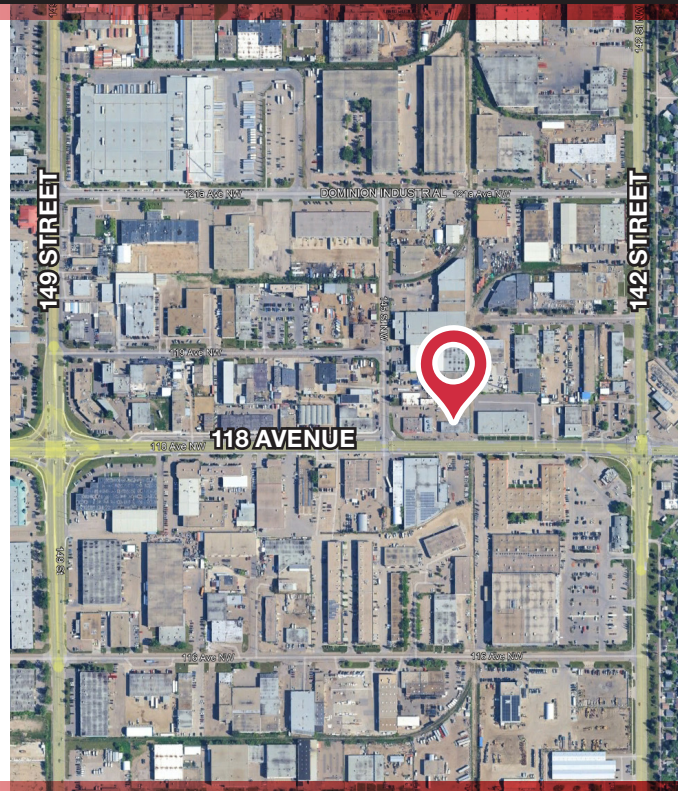
- 4,400 sq.ft.± double bay comprised of 2 washrooms, open warehouse space and one 14X14 grade loading door, and one 12X14 grade loading door
- Easy access from Yellowhead Trail, St. Albert Trail and a large residential population nearby

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ADDITIONAL INFORMATION

SIZE AVAILABLE	4,400 sq.ft.±
LEGAL DESCRIPTION	Plan 6473KS Blk 1 Lot 17
ZONING	IM
AVAILABLE	Immediately
LEASE RATE	\$11.00/sq.ft./annum net
OPERATING COSTS	\$5.50/sq.ft./annum (2026 estimate) includes building insurance, management fees, common area maintenance and property taxes
LEASE TERM	3-10 years

