

FOR LEASE

NORTH WEST INDUSTRIAL BAY

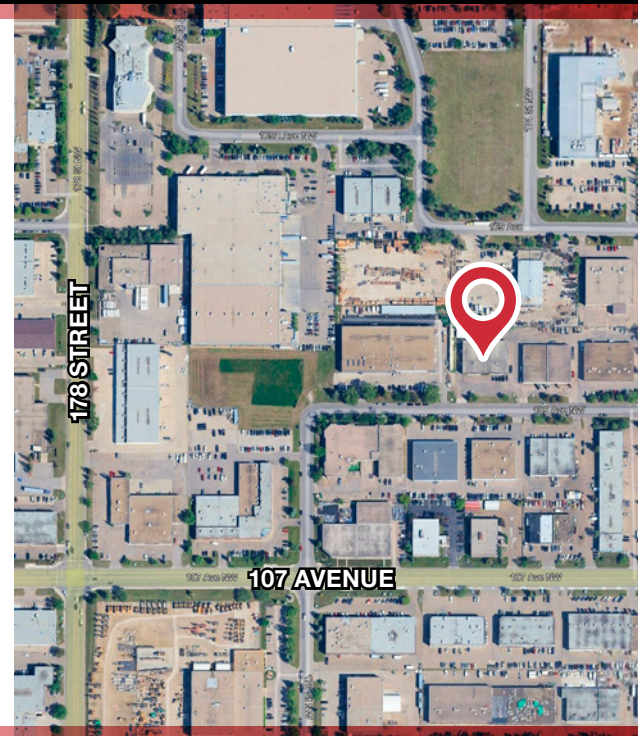
NAI Commercial



17416 - 108 AVENUE | EDMONTON, AB | SHOP/WAREHOUSE SPACE

PROPERTY DESCRIPTION

- Opportunity to lease 2,900 sq. ft. bay in Northwest Edmonton
- Front office/reception area with two washrooms
- 12' x 12' grade loading door
- Scramble parking in front of the building
- Quick access to 170 St, 107 Ave and Anthony Henday Drive



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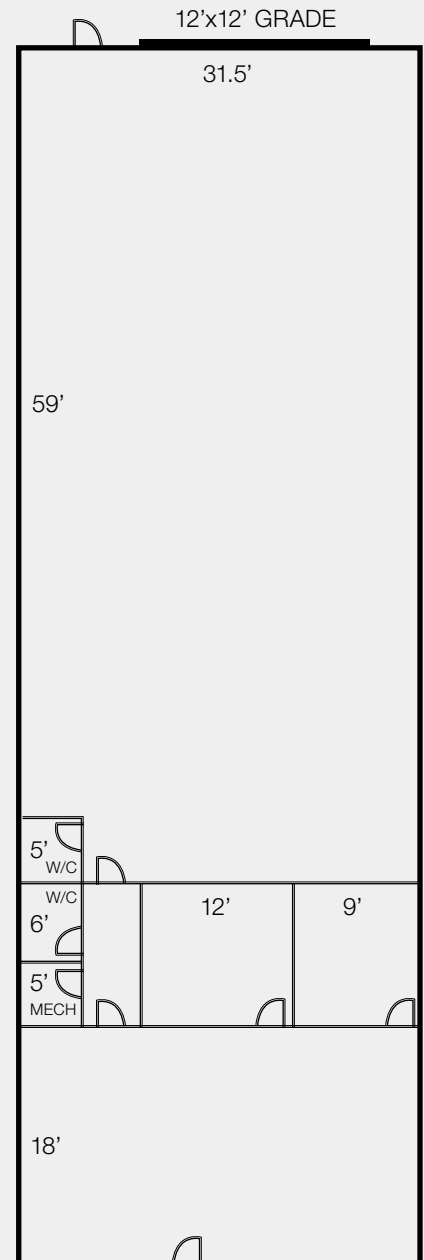
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	2,900 sq.ft.±
LEGAL DESCRIPTION	Plan 7721110 Block 8 Lot 10
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
CEILING HEIGHT	20' under truss (TBC)
POWER	3 phase 120V (TBC)
PARKING	Scramble
LOADING	12'x12' grade loading
NET LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS	\$4.50/sq.ft./annum (2025) includes common area maintenance, property taxes, building insurance and management fees
LEASE TERM	3-10 years



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

