

FOR LEASE

DOCK AND GRADE

NAI Commercial



HIGH-CAPACITY POWER
Perfect for intensive
manufacturing or large-scale
liquidation and retail use

14715 - 131 AVENUE | EDMONTON, AB | DOCK & GRADE LOADING

PROPERTY DESCRIPTION

- 30,250 sq.ft.± available
- Excellent west end location
- Double row parking
- Dock and grade loading
- Sprinklered
- Heavy Power

DAVID SABO

Senior Associate
587 635 2482
dsabo@naiedmonton.com

ED STENGER

Senior Associate
587 635 2483
estenger@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



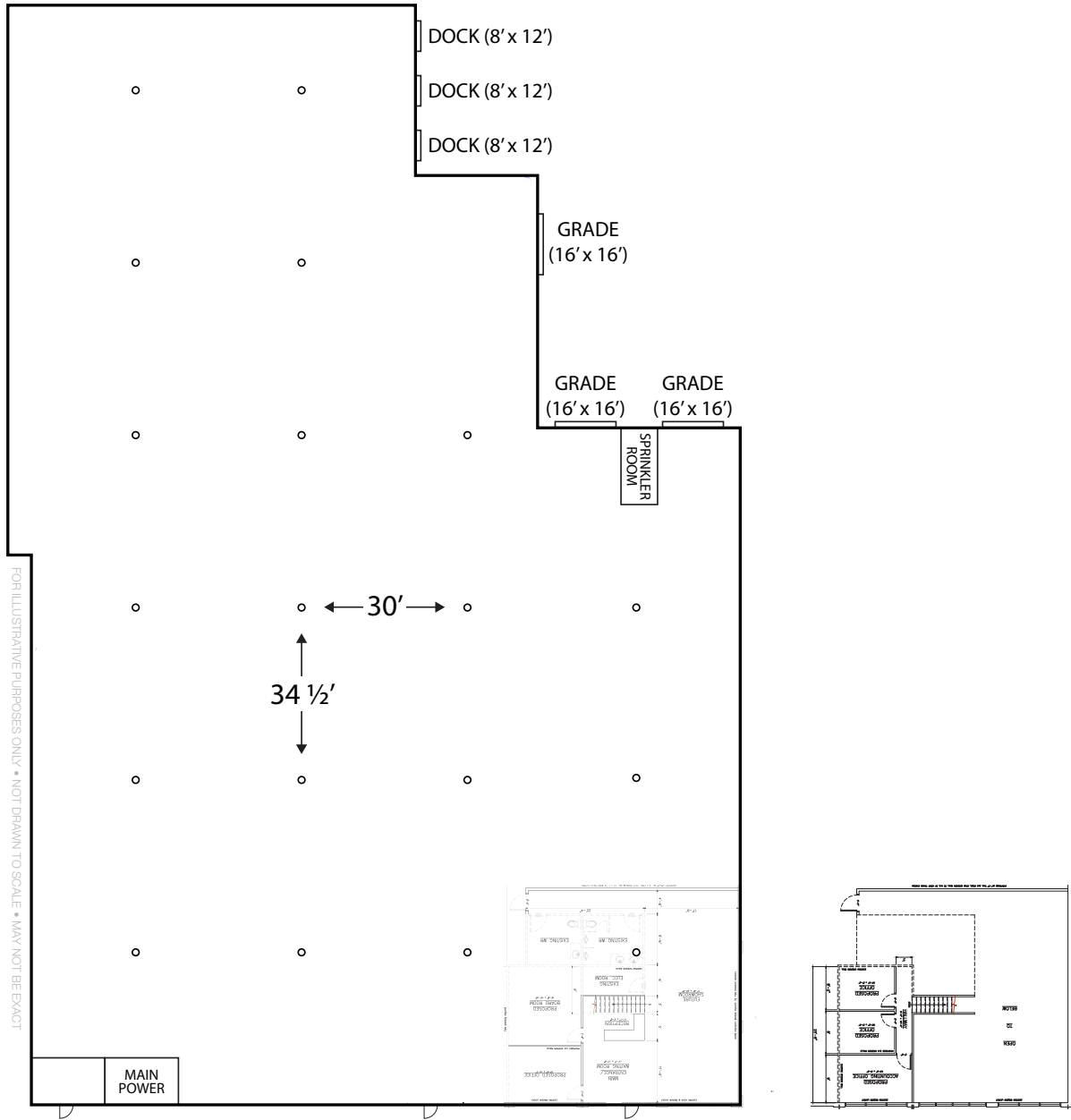
NAIEDMONTON.COM



ADDITIONAL INFORMATION

BUILDING SIZE	30,250 sq.ft.±
LEGAL DESCRIPTION	Plan 1622198, Block 7, Lot 28A
ZONING	IM (Medium Industrial)
CONSTRUCTION	Concrete block
LOADING	3 Dock (8'x12'), 3 grade (16'x16' powered)
CEILING HEIGHT	21' Clear
POWER	347/600 volt, 800 amp, 3 phase (TBV)
PARKING	Double row parking
HEATING	Radiant Heat
AVAILABLE	Immediately
NET LEASE RATE	Starting at \$7.75/sq.ft./annum
OPERATING COSTS	\$4.72/sq.ft./annum (2026 Estimate) Includes common area maintenance, property taxes, building insurance, management fees, and sprinkler inspection (life/safety). Snow and grass maintenance are not included.





FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

