

FOR LEASE

SHEFFIELD INDUSTRIAL

NAI Commercial



15712 - 112 AVENUE NW | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 14,128 sq.ft.± of main floor and/or 4,741 sq.ft.± of second floor office available immediately for lease
- Additional 760 sq.ft.± storage building available
- Second floor currently configured as reception, 5 offices, board room, large bullpen area, lunchroom and washrooms
- Fenced and secured parking lot/storage area
- Recessed dock loading and three 12'x12' grade loading doors
- Easy access to 156 Street and Yellowhead Trail and close proximity to public transportation



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NAI COMMERCIAL REAL ESTATE INC.
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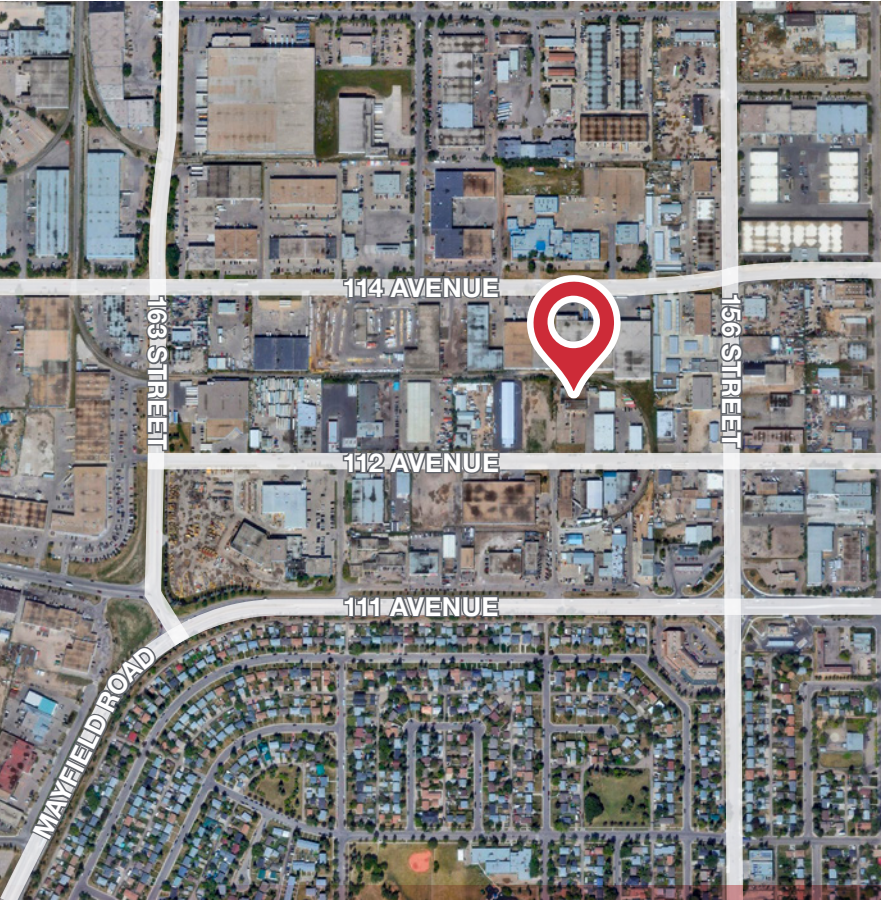
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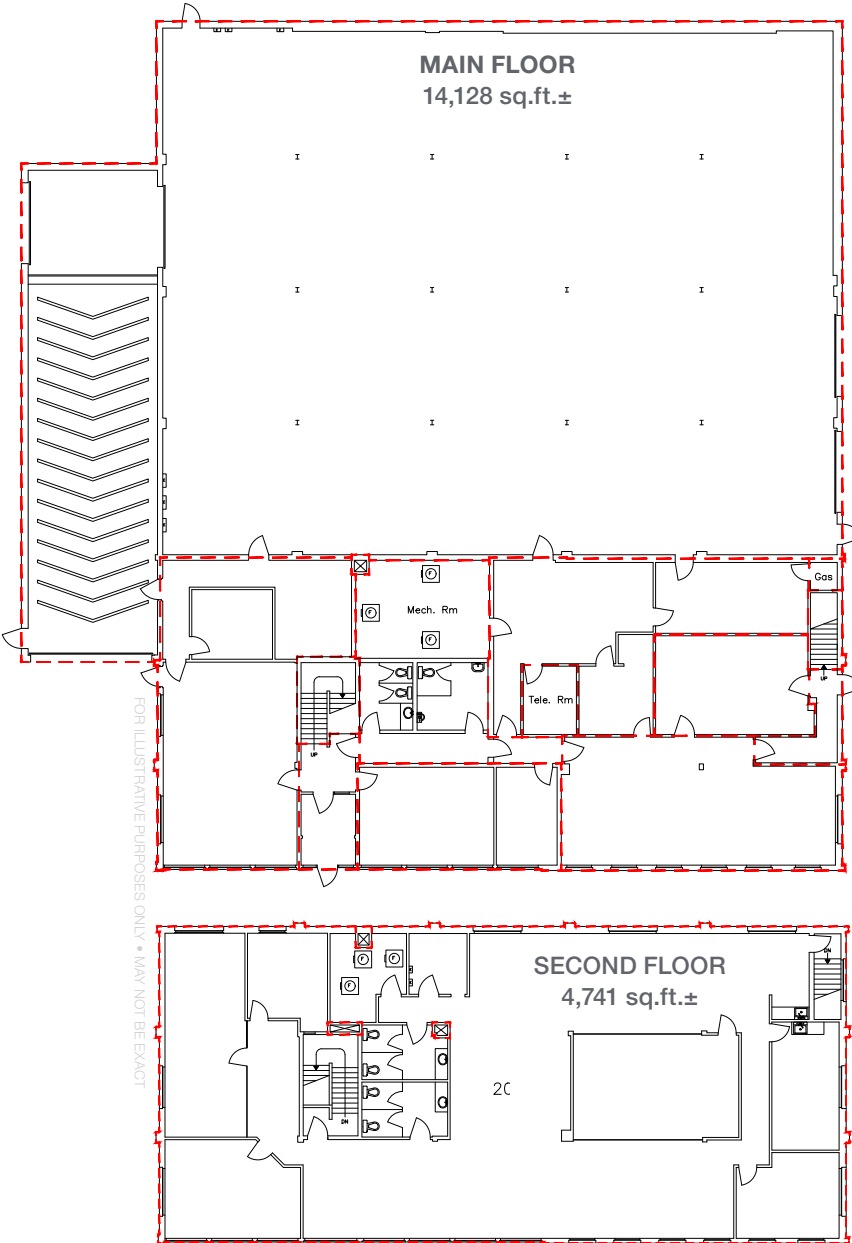


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ADDITIONAL INFORMATION

AVAILABLE SIZES	Main Floor: 14,128 sq.ft.± Second Floor: 4,741 sq.ft.± Contiguous Space: 18,869 sq.ft.± Extra Storage Building: 760 sq.ft.±
LEGAL DESCRIPTION	Plan 1323624, Block 1, Lot 13-22
ZONING	IM (Medium Industrial)
YEAR BUILT	1962
LOADING	(3) 12'x12' grade doors
CEILING HEIGHT	14'-16"
POWER	TBC
LEASE RATE	\$9.50/sq.ft./annum \$8.50/sq.ft./annum
OPERATING COSTS	\$4.66/sq.ft (2023 estimate) Includes property tax, building insurance, common area maintenance, and management fees





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