

FOR LEASE

YELLOWHEAD WEST - BUILDING B

NAI Commercial

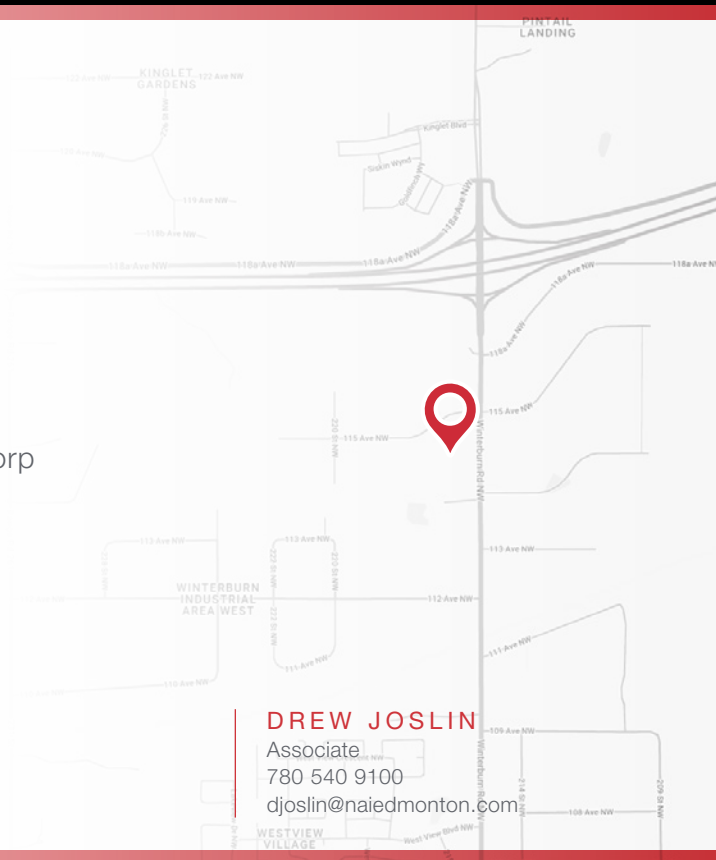


**dream**   
industrial REIT

11424 WINTERBURN ROAD | EDMONTON, AB | OFFICE/WAREHOUSE

### PROPERTY DESCRIPTION

- 2,992 sq.ft.± main floor; 889 sq.ft.± mezzanine
- One 14' x 12' grade level loading door
- Located in the Winterburn Industrial Park
- Quick access to Highway 16 and Anthony Henday Drive
- Owned and managed by Dream Industrial Management Corp



#### CHAD GRIFFITHS

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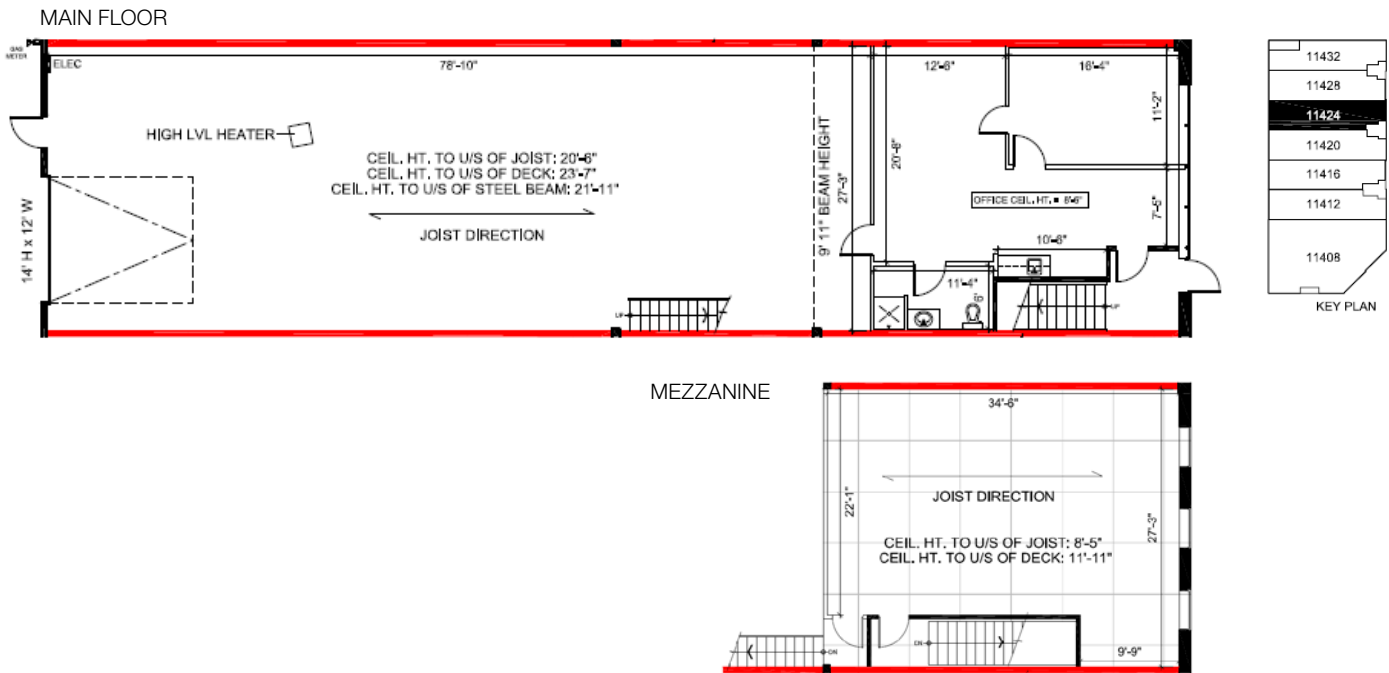
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ADDITIONAL INFORMATION

SIZE	2,992 sq.ft.± main floor; 889 sq.ft.± mezzanine
ZONING	Business Employment (BE)
LOADING	One 14'H x 12'W grade level door
LIGHTING	T5H0
POWER	To be confirmed
HEATING	Radiant
LEASE TERM	3 - 5 years
AVAILABLE	October 1, 2024
NET RENTAL RATE	Market
OPERATING COSTS	\$6.87/sq.ft./annum (2024 estimate) Includes Tenant's proportionate cost of property taxes, building insurance, snow removal, landscape maintenance and management fees



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