

FOR LEASE

Nexus Business Park

11630 142 Street NW,
Edmonton, AB



38,289 sf of Industrial/Retail Flex Space - Ideal for Indoor Recreation Users

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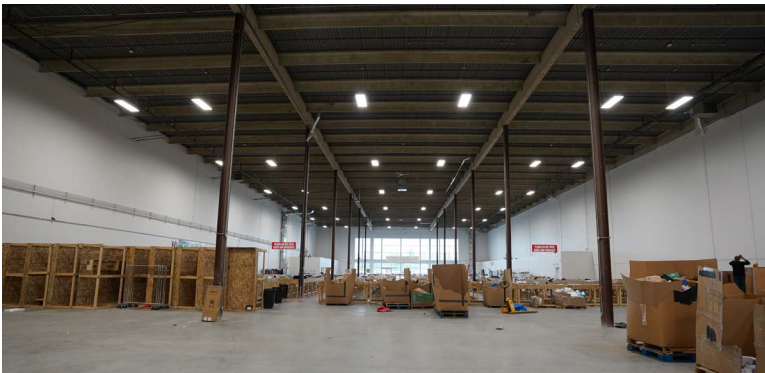
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OFFERING SUMMARY

Legal Description:	Plan 5613HW, Block 8, Lot 1
Area Available:	38,289 sf
Zoning:	BE - Business Employment
Loading:	(4) 10'x12' grade loading doors (1) 8'x10' dock loading door <i>with the ability to add a second dock door</i>
Ceiling:	32' - 35'
Electrical:	225A, 120/208V, 3P (TBC)
Operating Costs:	\$6.46 psf (2025)
Lease Rate:	Market
Available:	Negotiable
Highlights:	- Makeup air - LED lighting - 32'x40' column grid - Abundant parking lot



Ability to add second dock door



Ideal for indoor recreation users



Excellent location with high visibility and accessibility

The floor plan shows a large rectangular building with a total width of 287'2" and a total depth of 119'6". The main interior area is shaded gray and labeled "38,289 sf Available". A smaller, unshaded area on the left is labeled "Loading Area 207 ± 2,229 sft". The plan includes various rooms, corridors, and a loading dock area. Dimensions are provided for the overall building and for specific sections within the main area, such as a 32' x 40' section.

287'2"

119'6"

38,289 sf Available

Loading Area
207 ± 2,229 sft

32'

40'

TE PLAN

OFFICE

38,289 sf Available

TGP WHOLESALE MARKET

ENTRANCE 14

Max's RESTAURANT

since 1945

Existing Entrance

Existing Entrance

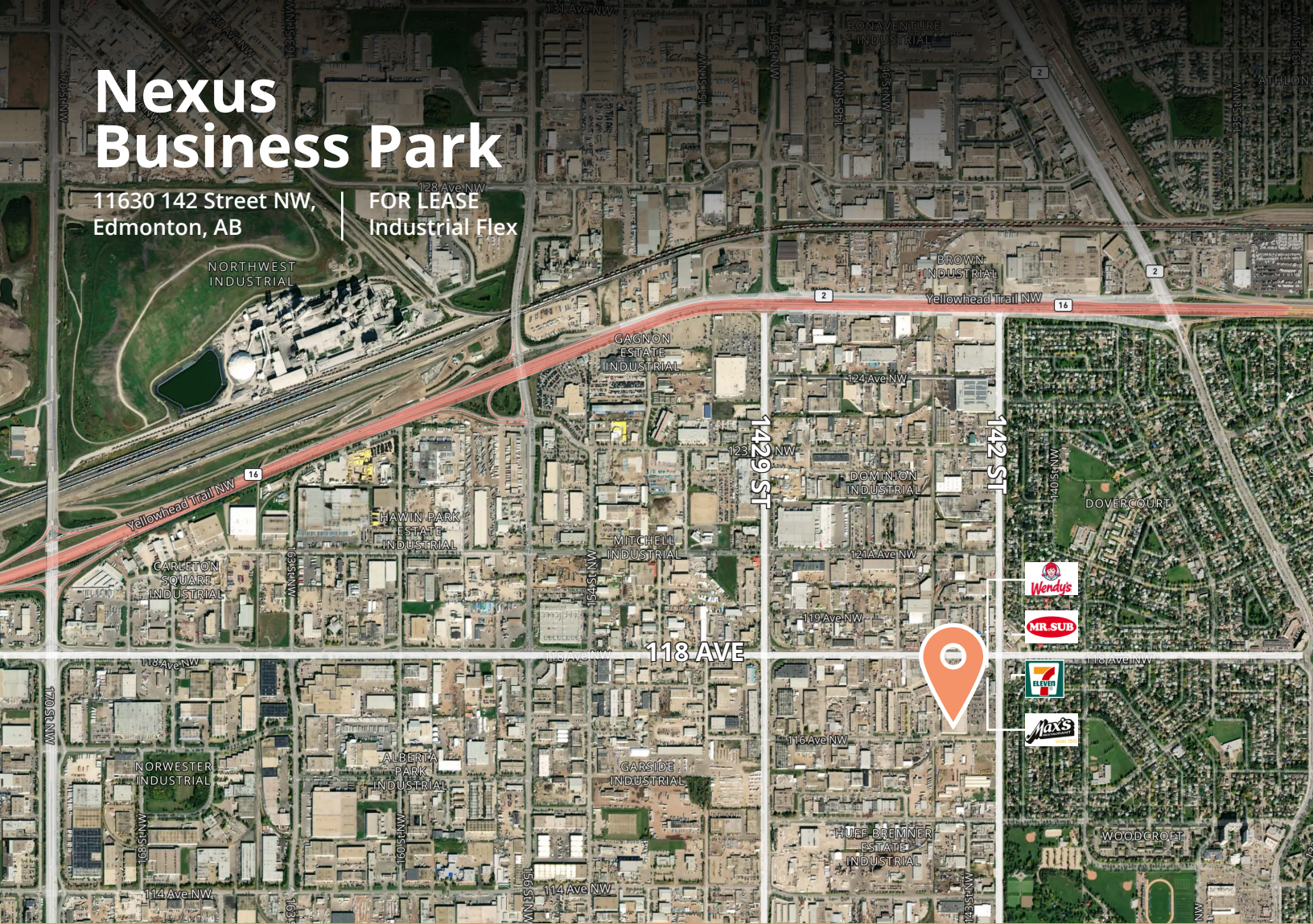
116 AVENUE

142 STREET

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FOR LEASE
Industrial Flex



[EXCELLENT CONNECTIVITY]

If you would like more information on
this property please get in touch.

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