

## ALBERTA PARK I

16122 114 AVENUE I EDMONTON I AB

# INDUSTRIAL FOR LEASE

FUNCTIONAL GRADE LOADING BAY

#### **FULL FEE TO OUTSIDE AGENTS**









INSTITUTIONALLY MANAGED

### HIGHLIGHTS

- 6,625 SF VACANCY WITH YARD OPTION AVAILABLE IMMEDIATELY
- Approximately 50/50 office to warehouse layout, high end finishes
- Three grade loading doors in the shop
- Exposure to 114 Avenue with close proximity to Yellowhead Highway
- Owned and managed by Dream Industrial Management Corp

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### FEATURES

• Municipal: 16122 114 Avenue, Edmonton, AB

Zoning: <a href="Millstrial">IM (Medium Industrial)</a>

Basic Rent: \$9.50 PSF

• Op Costs: \$5.63 PSF (2023 Estimate) – Includes

property taxes, building insurance, common area maintenance, and management fees. Utilities not

included.

• Yard Rent: \$1.00 PSF

• Vacancy: 3,543 SF - Office

3,082 SF - Warehouse

6,625 SF - Total

• Yard Area: 2,500 SF (Potential For More)

Available: May 1, 2024

• **Year Built:** 1972

• **HVAC:** Forced air

• Ceiling: 17'2" to u/s Beam

18'9" to u/s Joist 20'0" to u/s Deck

• Loading: Three (3) 12' x 14' Grade Door

Power: TBC

Internet: Fibre Optic Available

• Lighting: LED

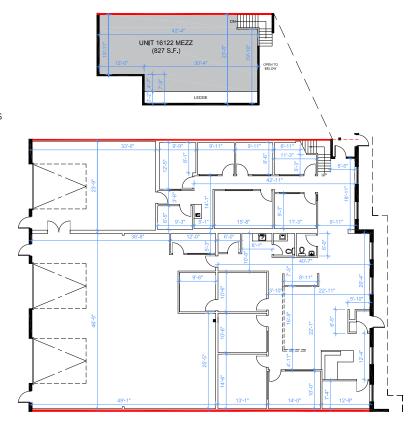
Parking: Scramble

• Signage: Fascia & Pylon

• Tenant Mix: Englobe, Gold Crest Kitchens, LOF

Defence Systems, etc.

#### MAIN FLOOR \_\_\_\_









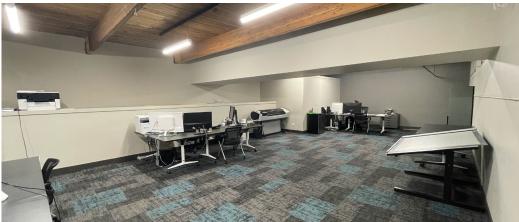
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