

For Lease

156 Street
Business Park



RATE REDUCED • NOW \$7.00/SQ.FT.

13085 - 156 Street

Edmonton, Alberta

Property Features

- Opportunity to Lease 4,000-4,500 sq.ft.± office/warehouse space
 - » Property consists of double bay warehouse, multiple office and storage spaces, two washrooms, kitchenette and mezzanine
- Great location with easy access to 156 Street, Yellowhead trail and 137 Avenue
- Two 12' x 14' grade level overhead doors
- Heavy power and sump
- 22' clear height
- IB Zoning allows for a variety of users

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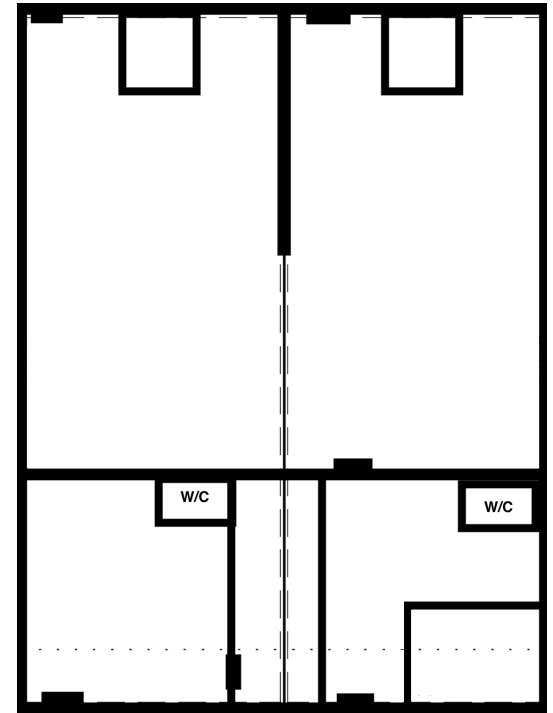
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For Lease 13085 - 156 Street, Edmonton, Alberta

AVAILABLE AREA	4,000 - 4,500 sq.ft.±
LEGAL DESCRIPTION	Block 28 Plan 0623718
ZONING	IB - Business Industrial
AVAILABLE	Immediately
YEAR BUILT	2007
CEILING HEIGHT	22'
LOADING	(2) 12'x14' grade
LEASE TERM	3-10 years
NET LEASE RATE	\$9.00/sq.ft./annum REDUCED \$7.00/sq.ft./annum
OPERATING COSTS	\$6.80/sq.ft./annum (2022 estimate) includes common area maintenance, building insurance, property taxes, and management fees.

MAIN FLOOR



MEZZANINE

