

FOR LEASE

NAI Commercial

**BONAVENTURE INDUSTRIAL
DOCK LOADING**



14203 - 128A AVENUE | EDMONTON, AB | GRADE LOADING

PROPERTY DESCRIPTION

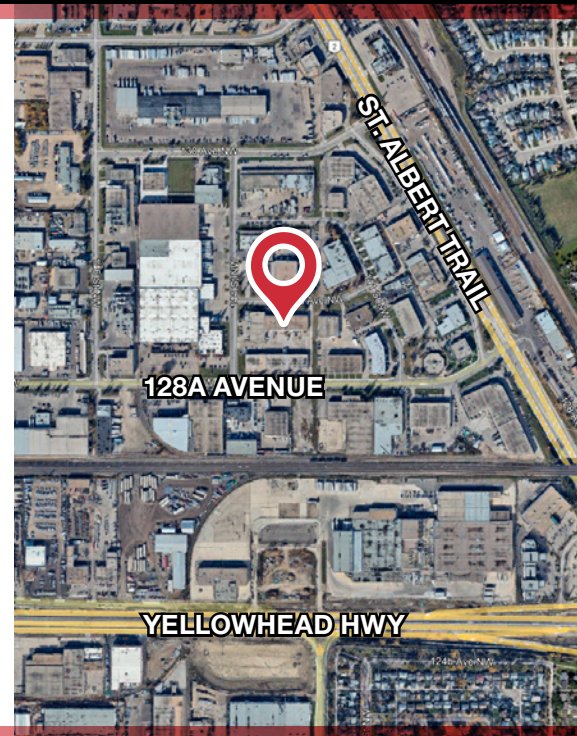
- 6,000 sq.ft.± improved with 4 offices, showroom/reception area and warehouse
- Two dock level 12' x 14' overhead doors
- Potential for ramp-to-grade
- 70' x 85' bay±
- Deep marshalling area
- Convenient access to St. Albert Trail, Yellowhead Trail, 149 Street, 156 Street and Anthony Henday Drive

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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ADDITIONAL INFORMATION

SIZE AVAILABLE	6,000 sq.ft.±
LEGAL DESCRIPTION	Lot 8, Block 4, Plan 5424RS Lot 9, Block 4, Plan 5424RS
ZONING	IM (Medium Industrial)
LOADING	(2) Dock level (12' x 14')
NET LEASE RATE	\$10.00/sq.ft./annum
OPERATING COSTS	\$4.32/sq.ft./annum (2024 estimate) includes property taxes, building insurance, common area maintenance, and property management



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