

For Lease

156 Street
Business Park



RATE REDUCED • NOW \$7.00/SQ.FT.

13085 - 156 Street

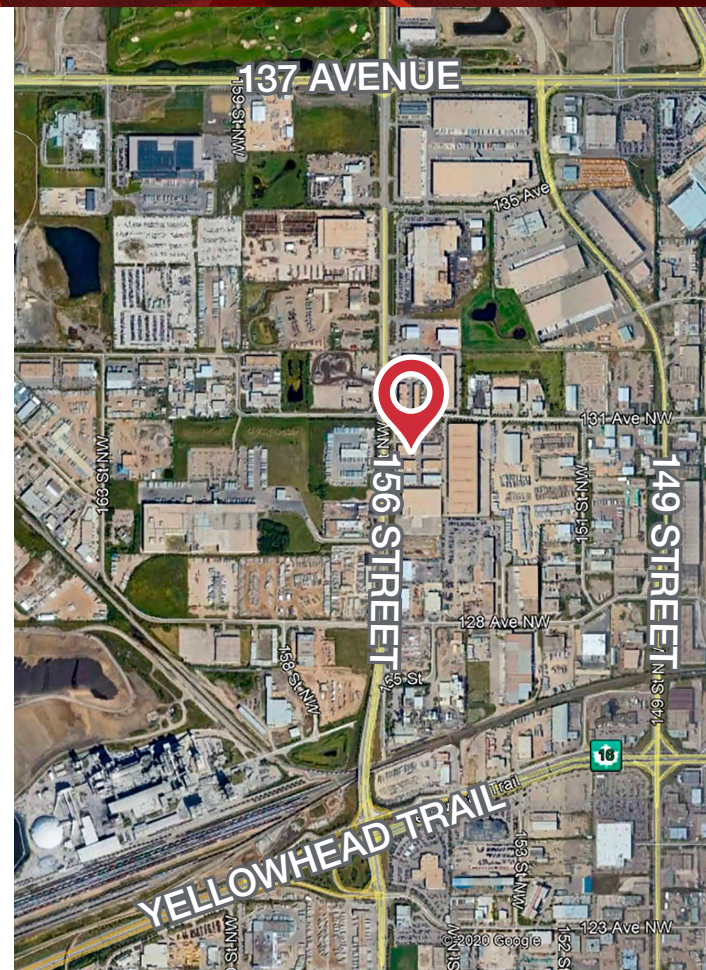
Edmonton, Alberta

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

Derek Claffey

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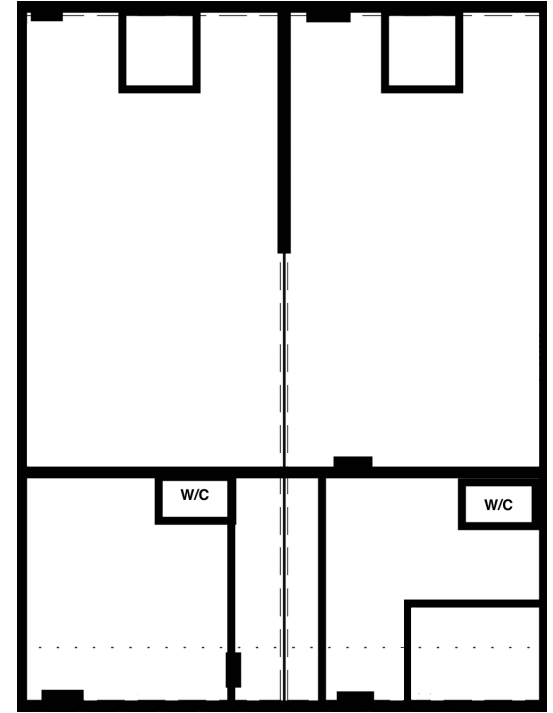
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For Lease 13085 - 156 Street, Edmonton, Alberta

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|-------------------|---|
| 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

