

FOR LEASE 142 Street Building

11430 142 Street, Edmonton, AB



8,000 SF Showroom/Office with Warehouse and Yard

Property Highlights

- Exposure onto 142 Street with great access to 149th Street and Highway 16 (Yellowhead).
- Close to amenities including Westmount Mall and the Telus World of Science
- · Fenced and gated yard area
- Nicely built out showroom/office area with functional warehouse.
- Flexible terms



VEHICLES PER DAY

14,400 on 142 Street in front of property in 2021

Chris Van Den Biggelaar

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Property Details

Power:

Municipal Address: 11430 142 Street

Zoning: IB- Business Industrial

Building Size: Office: ± 3,000 SF
Warehouse: ± 5,000 SF
Total: ± 8,000 SF
Additional 3,000 SF
2nd floor Office Available

Loading: (1) 12' x 14' Grade

TBD

Ceiling Height: 16' Clear Parking: **Ample** Lighting: LED (Warehouse) Heating: Radiant (Warehouse) Additional: Concrete Block Demising wall Drainage Shared Yard Area Lease Rate: \$9.00 Per SF **Operating Cost:** \$5.50 Per SF





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Property Photos





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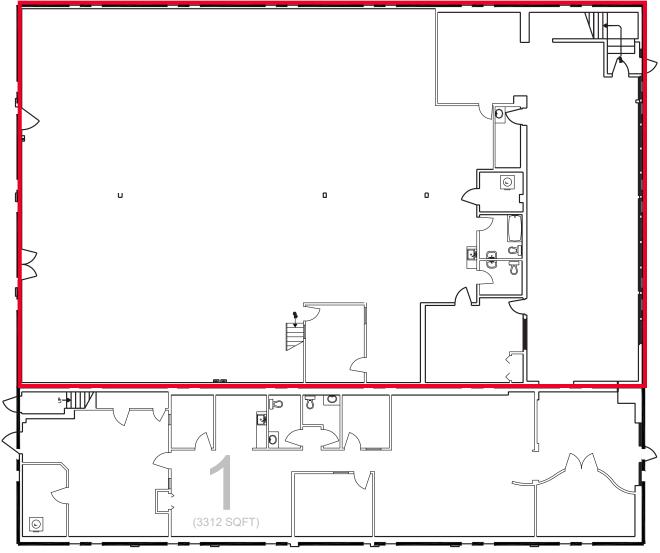
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Site Plans





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