



9,692 SQ. FT. INDUSTRIAL BAY 1

Property Highlights

- Approximately 9,692 sq. ft.
- Newly built office space & storage mezzanine
- Dock & grade level loading
- Available immediately

Locator Map



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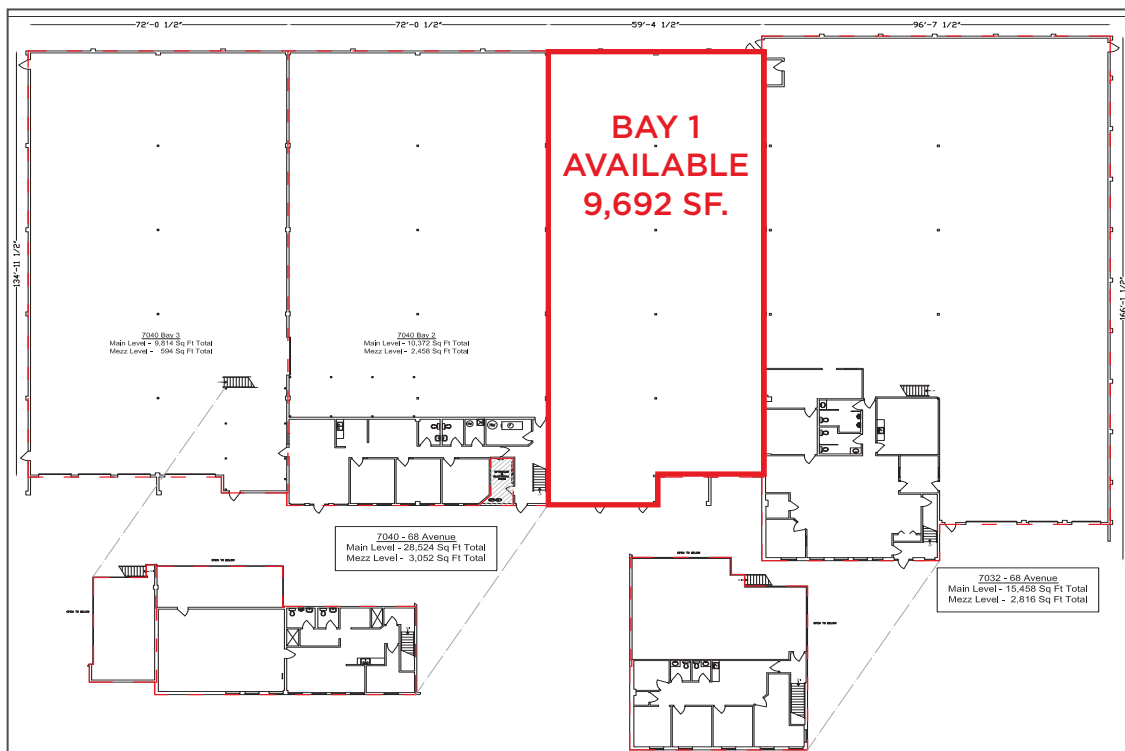
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
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Building Features

AVAILABLE SIZE:	9,692 sq. ft. - Bay 1 - Main Floor - 8,338 sq. ft. Mezzanine - 1,354 sq. ft. Total - 9,692 sq. ft.
LEGAL:	Plan 0020471, Lot 2A, Block 26
ZONING:	IM - Medium Industrial
LOADING DOORS:	One (1) 8' x 10' - dock level One (1) 14' x 16' - grade door
CEILING HEIGHT:	±24' Clear
POWER:	400 Amp, 208 Volt, 3 Phase (TBC)
LEASE RATE:	\$8.95 per sq. ft.
OPERATING COSTS:	\$3.88 per sq. ft. (2017) (Includes property taxes, insurance, snow removal, landscaping and property management, etc.)
AVAILABLE:	Immediately



Floor Plan



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