

## 3,500 SQ. FT. WAREHOUSE BAY

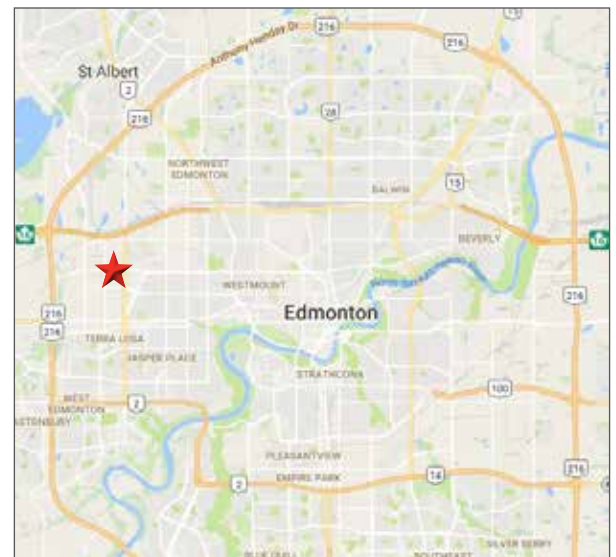
### Property Highlights

- IM - Medium Industrial
- Ample surface parking
- Open office area (newer improvements)
- Grade level loading
- Sub-lease expiry: February 28, 2019

### Area Amenities

- Quick access to 107 Avenue, 170 Street, 178 Street, Yellowhead Trail and Stony Plain Road
- All amenities in close proximity to the subject property

### Locator Map



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## Property Details

<b>Legal Description:</b>	Plan 772110, Block 7, Lot 4
<b>Neighbourhood:</b>	McNamara
<b>Size:</b>	3,500 sq. ft.
<b>Zoning:</b>	IM - Medium Industrial
<b>Loading:</b>	One (1) 12' x 14' grade level
<b>Parking:</b>	Ample
<b>Ceiling Height:</b>	18' 6" (TBC)
<b>Power:</b>	120/208 volt, 100 amp (TBC by sub-tenant)
<b>Heating:</b>	Overhead gas fired
<b>Lighting:</b>	Fluorescent tube
<b>Available:</b>	Immediately
<b>Asking Rent:</b>	Market
<b>Operating Costs:</b>	TBC
<b>Sublease Expiry:</b>	February 28, 2019

## Detailed Map



## Property Photos



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