



**26,556 Sq. Ft. on 1.10 Acres - For Lease**

### Property Highlights

- Good access to 149th Street and 142nd Street with close proximity to Yellowhead Trail (Highway 16) and Anthony Henday Drive
- Potential to lease an additional 0.9 acres of yard space
- Ample parking
- Heavy power
- Fume hood and make up air
- Airlines and drainage throughout



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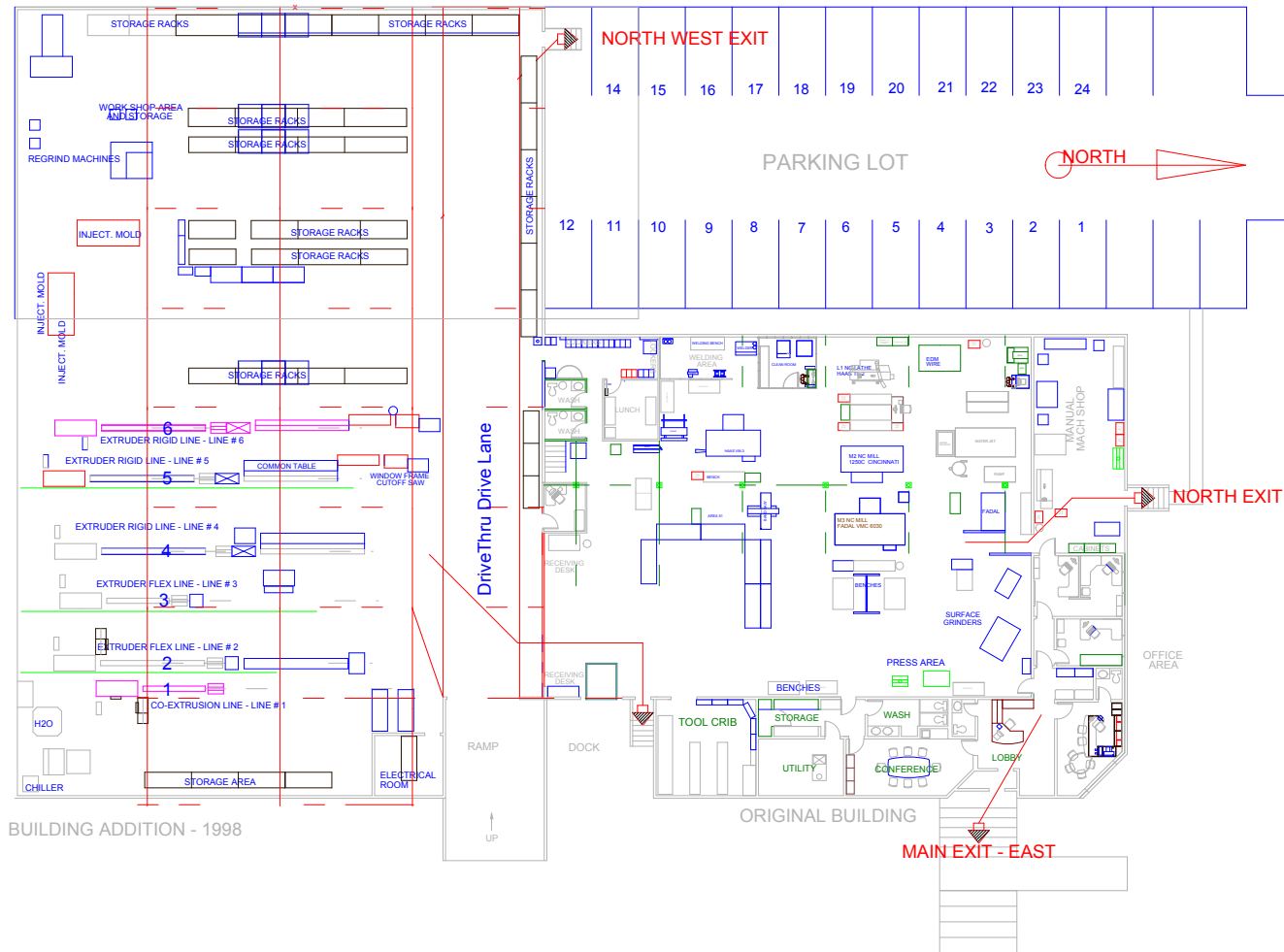
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## Property Information

Zoning:	IM (Medium Industrial)	Loading Doors:	One (1) grade (12' x 14') with concrete ramp One (1) dock (8' x 8') with leveler
Site Size:	1.10 acres	Power Service:	1,000 amp/240 volt/3 phase (TBC)
Space Breakdown:	Office: 3,000 sq. ft. Warehouse: <u>23,556</u> sq. ft. Total: 26,556 sq. ft.	Sprinklers:	Yes
Ceiling Height:	16' to 20' clear	Lighting:	T5
		Lease Rate:	\$9.00/sq. ft.
		Taxes:	\$63,583.89/annum (2017)

## Floor Plan

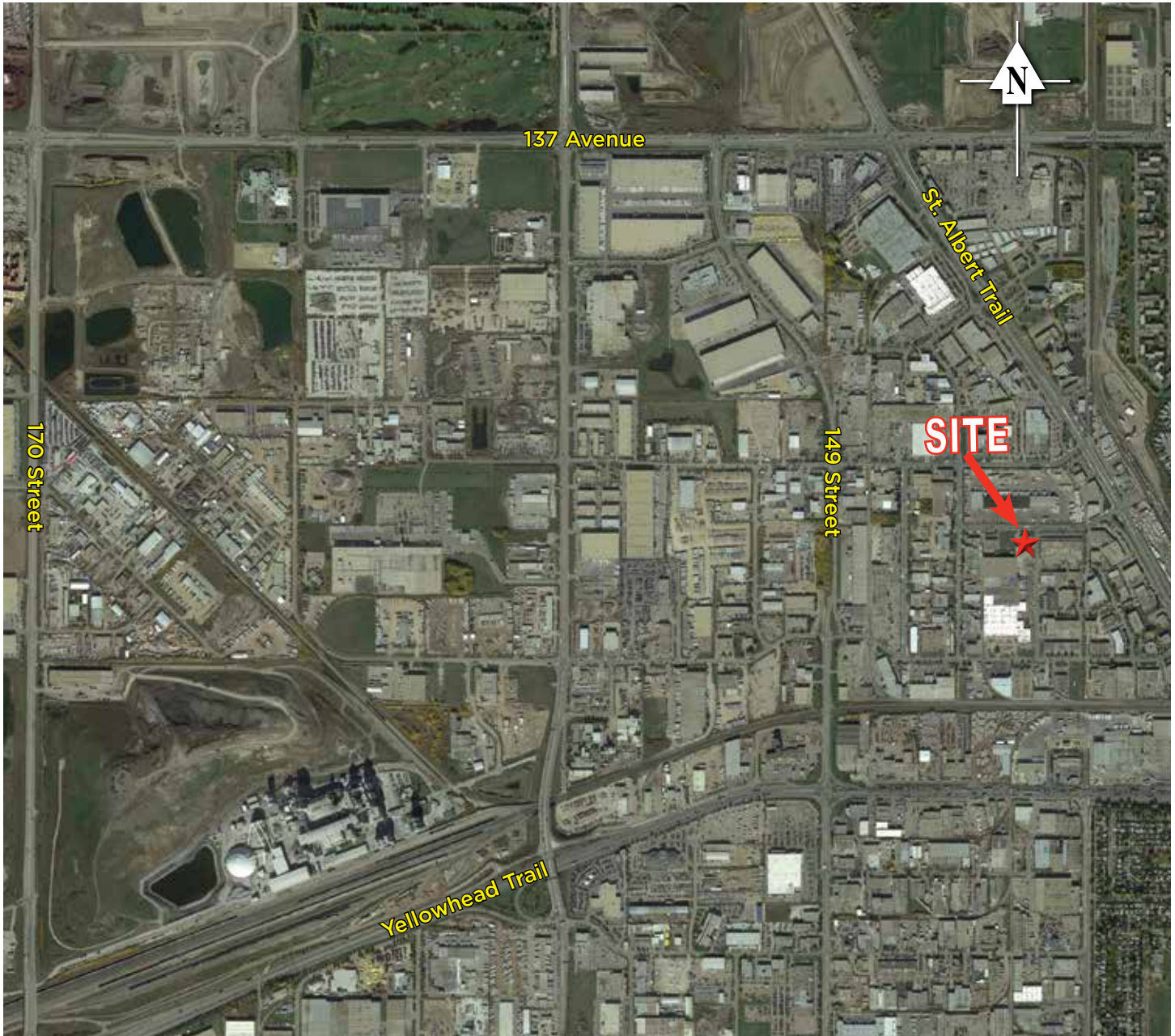


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**Aerial/Location Map**



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