



**Bay Sizes Starting at 6,095 sq. ft.  
Up to 63,370 sq. ft.  
Dock and Grade Loading**

- Industrial development in northwest Edmonton
- Outstanding access to 156 Street, 137 Avenue and Anthony Henday Drive
- Exposure to 137 Avenue and 156 Street
- Flexible warehouse, office and retail opportunities
- Dock and grade loading
- 5 Year Term



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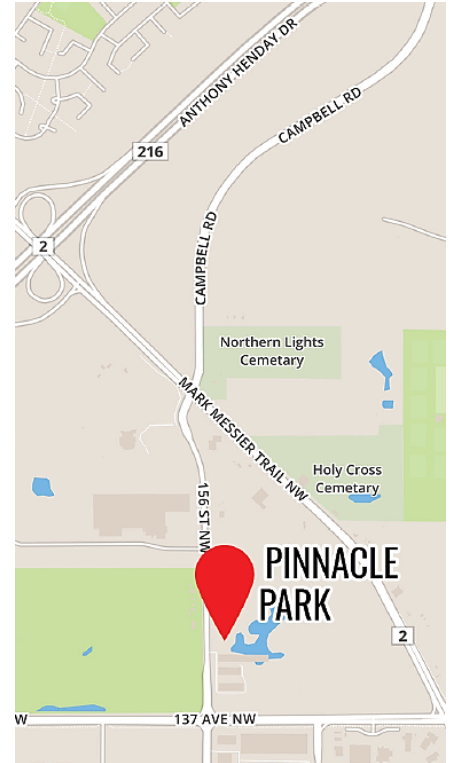
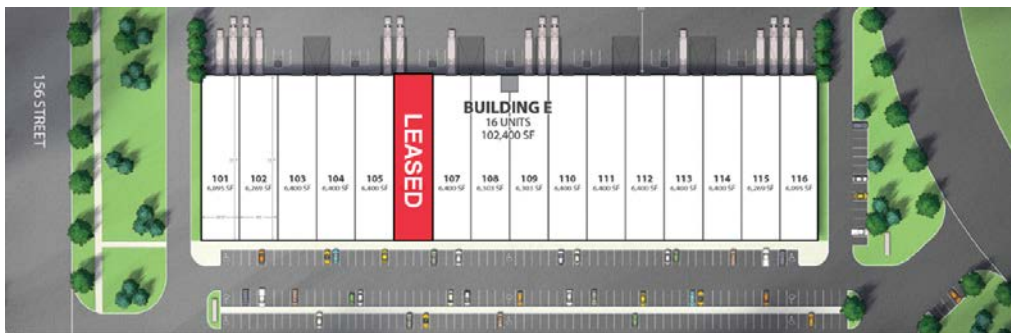
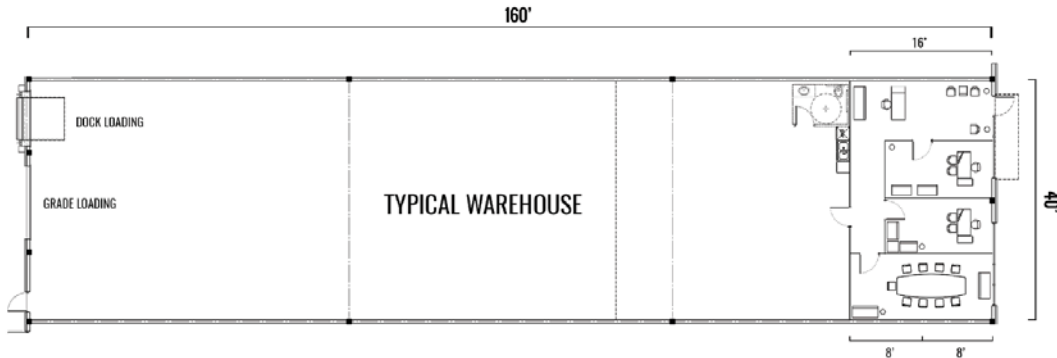
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<b>Zoning:</b>	IB - Industrial Business	<b>Ceiling:</b>	28' Clear Height	<b>Lease Rate:</b>	\$10.00 per sq. ft.
<b>Size:</b>	Bays starting at 6,095 sq. ft. Up to 63,370 sq. ft.	<b>Loading:</b>	Grade (12' x 14') Dock (9' x 10')	<b>Operating Costs:</b>	\$4.40 per sq. ft. excludes 5% management fee
<b>Typical Unit:</b>	40' X 160'	<b>Power:</b>	223 Amp, 120/208 Volt 3 Phase	<b>T.I. Allowance:</b>	Turnkey Office

# FULLY FINISHED OFFICE BUILDOUT<sub>[10%]</sub>

**5 Minutes from Anthony Henday Drive**



**FOR MORE INFORMATION PLEASE CONTACT**

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