



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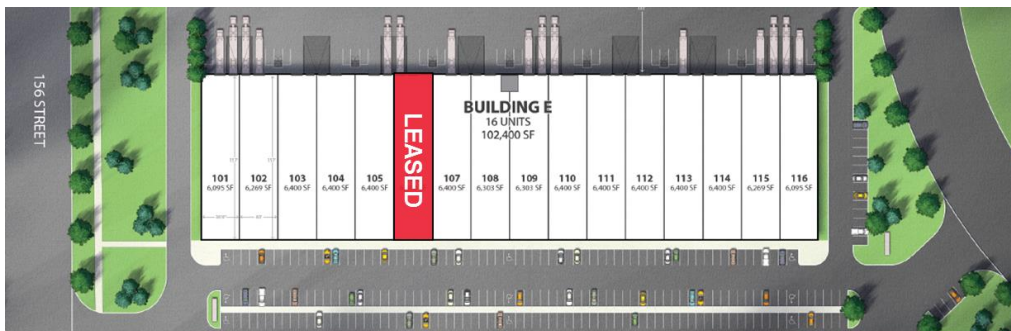
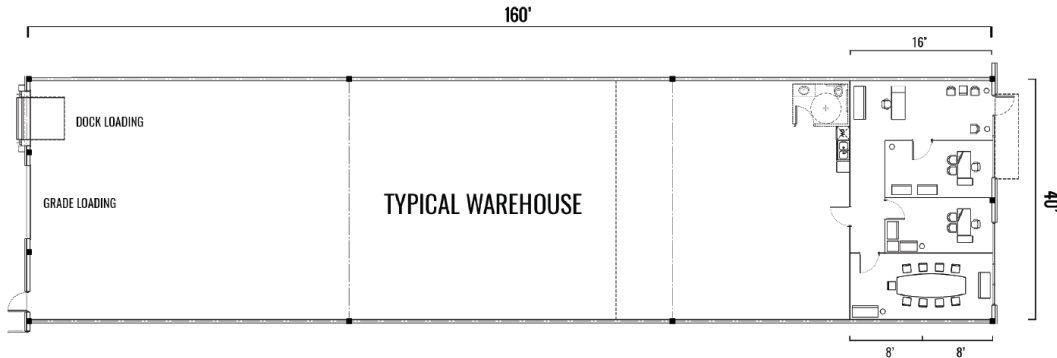
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Zoning:	IB - Industrial Business	Ceiling:	28' Clear Height	Lease Rate:	\$10.00 per sq. ft.
Size:	Bays starting at 6,095 sq. ft. Up to 63,370 sq. ft.	Loading:	Grade (12' x 14') Dock (9' x 10')	Operating Costs:	\$4.40 per sq. ft. excludes 5% management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

FULLY FINISHED OFFICE BUILDOUT_[10%]

5 Minutes from Anthony Henday Drive



FOR MORE INFORMATION PLEASE CONTACT

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