



## 12,996 SF Dock & Grade Loading Bay

### Property Highlights

- Tenant Improvement Allowance available at additional cost
- Located in Norwester Industrial Park
- Convenient access to 170 Street, 156 Street, 118 Avenue, Yellowhead Trail, and Anthony Henday Drive
- Build to Suit Office



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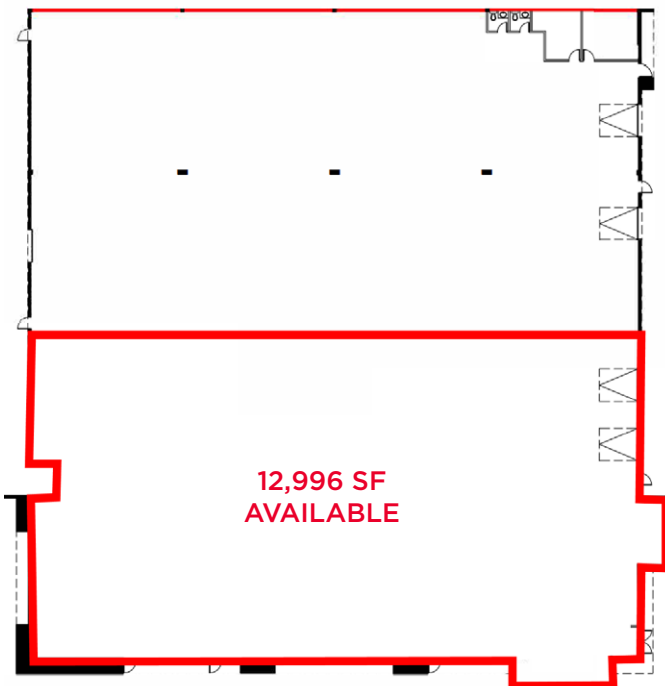
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## Property Details

Legal Description:	Block 11, Plan 7520501
Zoning:	IM - Medium Industrial
Available Size:	12,996 SF
Ceiling Height:	24' Clear
Loading Doors:	(1) Grade, (1) Dock
Heating:	Forced air gas fired units
Lighting:	T5HO
Sprinklers:	Yes
Lease Rate:	\$5.50 per SF
Operating Costs:	\$5.48 per SF (2019)
Availability:	Immediately

## Floor Plan



## Warehouse Photos



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