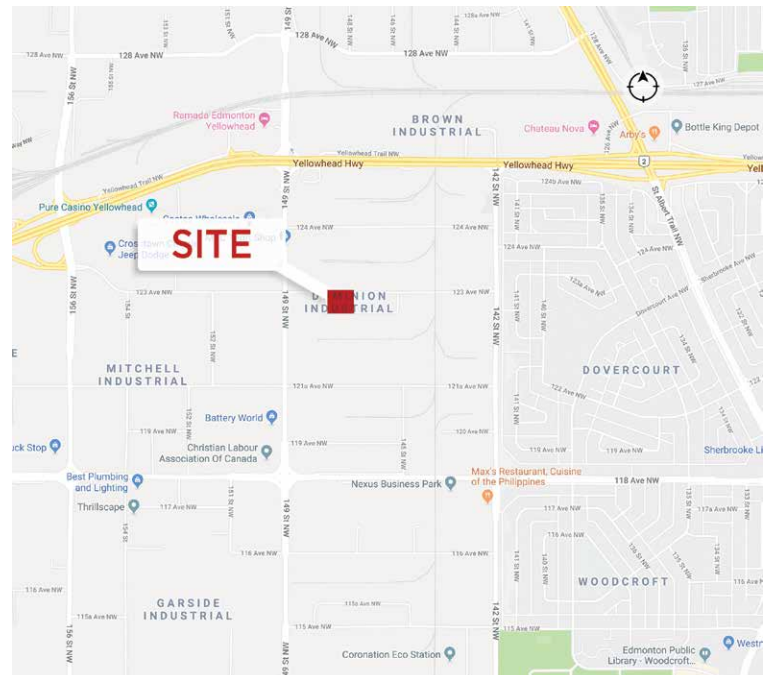




## 12,800 SF Industrial Bay for Lease

### Property Highlights

- 12,800 SF demisable to 6,400 SF
- Well appointed office
- Excellent access to 149 Street, Yellowhead Trail & 118 Avenue
- Ample parking
- Dock loading
- Large Marshalling area
- Fibre optics in building
- Full fees to outside agents
- Small dock bay opportunity



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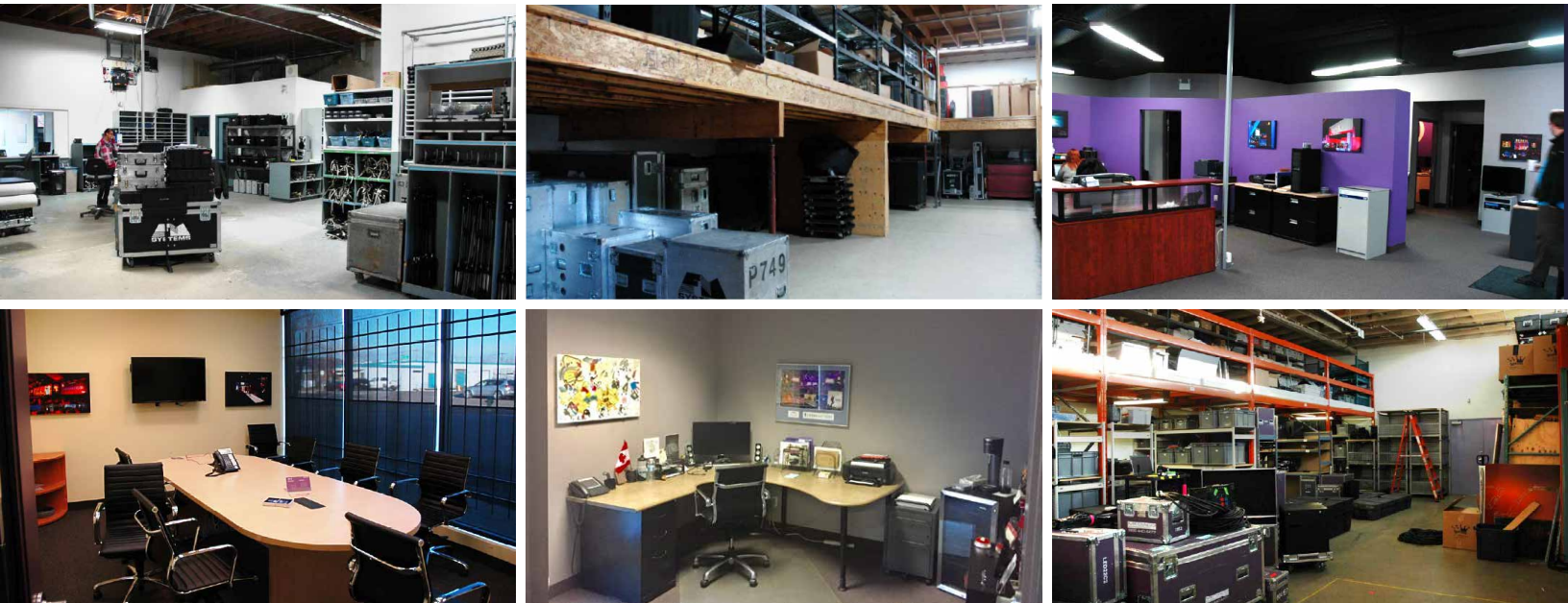


## Property Details

<b>Legal Description:</b>	Plan 5951KS, Block 4A, Lots 4,5 & 6
<b>Zoning:</b>	IB - Business Industrial
<b>Neighbourhood:</b>	Dominion Industrial
<b>Building Size:</b>	32,000 SF
<b>Built:</b>	1967
<b>Parking Area:</b>	Scramble
<b>Lot Area:</b>	1.97 Acres

<b>Size:</b>	12,800 SF
<b>Power:</b>	225 amp, 240 volt, TBC by tenant
<b>Ceiling Height:</b>	14' Clear
<b>Lease Rate:</b>	\$8.00 per SF
<b>Operating Costs:</b>	\$5.00 (TBC)
<b>Loading Doors:</b>	Dock (4) 8' x 10'
<b>Availability:</b>	August 1, 2019

## Property Photos



## Aerial



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