

FOR LEASE

DOCK LOADING SPACE

NAI Commercial



14811 & 14823 - 134 AVENUE | EDMONTON, AB | DOCK LOADING

PROPERTY HIGHLIGHTS

- Two dock loading warehouse/office space for lease
- Well-situated in north west Edmonton
- Each unit has main floor and second floor office with open bull pen area and 2 stand alone offices.
- 18 ft. clear height ceilings
- 100 ft. full paved marshaling area
- 130 ft. Warehouse bay depth
- Easy access to Yellowhead Trail and minutes from St. Albert

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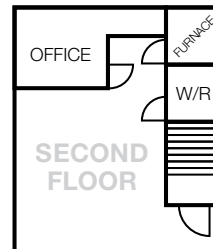
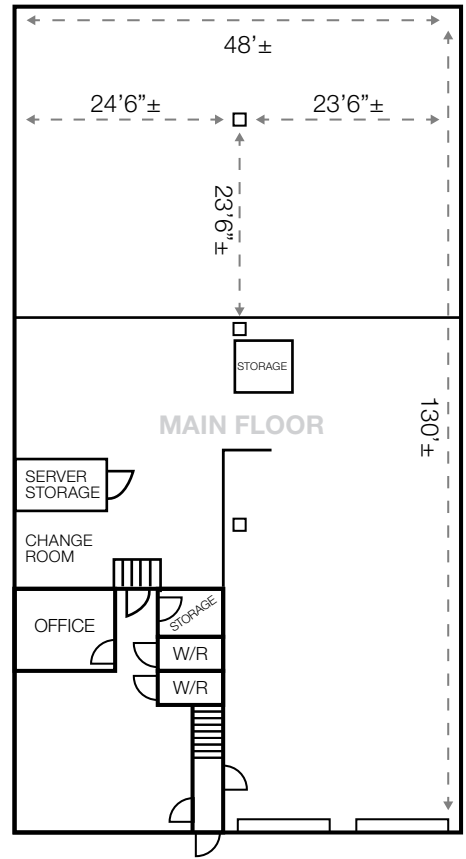


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**ADDITIONAL INFORMATION**

UNIT 14811	<b>7,430 sq.ft. total</b> Previously leased to a food production facility there has been extensive work done in the space to follow Alberta Health guidelines including substantial power upgrades. Space break down is 1,880 sq.ft.± of warehouse, 896 sq.ft.± of main floor office 896 sqft of second floor office and 3,918 sq.ft.± of food production space, with commercial fridge and freezer capabilities
LEGAL DESCRIPTION	Lot 17, Block 11, Plan 7621570
ZONING	IM (Medium Industrial)
LOADING	(2) 8' x 10' Dock doors per bay
POWER	150 Amp, 120/208 volt (TBC)
CEILING HEIGHT	18'8"
HEATING	Overhead for warehouse, furnace for office
AVAILABLE	Immediately
LEASE TERM	3 years
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$3.10/sq.ft./annum (2024 estimate) Includes common area maintenance, property taxes, building insurance and management fees

**UNIT 14811**



FOR ILLUSTRATIVE PURPOSES ONLY • NOT DRAWN TO SCALE • MEASUREMENTS MAY NOT BE EXACT

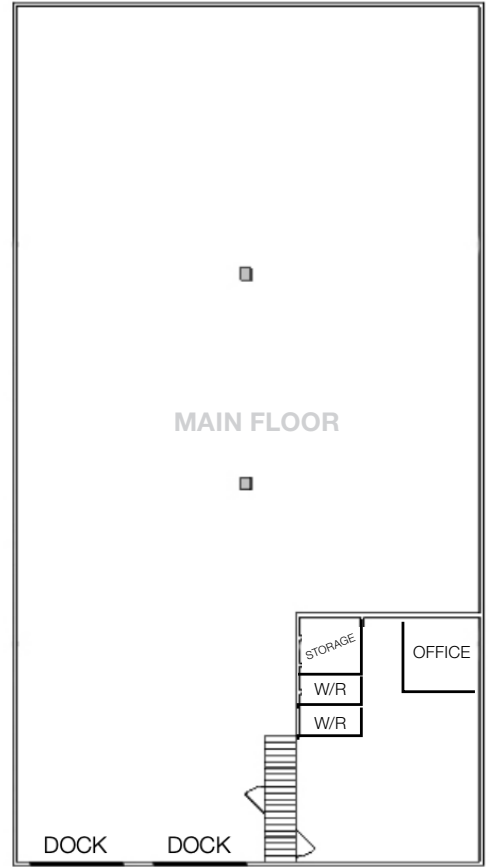




**ADDITIONAL INFORMATION**

UNIT 14823	<b>7,430 sq.ft. total</b> 6,336 sq.ft.± of main floor warehouse & office 841 sq.ft.± of second floor office
LEGAL DESCRIPTION	Lot 17, Block 11, Plan 7621570
ZONING	IM (Medium Industrial)
LOADING	(2) 8' x 10' dock doors per bay
POWER	150 amp, 120/208 volt (TBC)
CEILING HEIGHT	18'8"
HEATING	Overhead for warehouse, furnace for office
AVAILABLE	Immediately
LEASE TERM	3 years
NET RENTAL RATE	\$9.50/sq.ft./annum
OPERATING COSTS	\$3.10/sq.ft./annum (2024 estimate) Includes common area maintenance, property taxes, building insurance and management fees

**UNIT 14823**



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