

**FOR LEASE**

**NAI Commercial**

**CAMPBELL BUILDING - 21,870 SF± FACILITY**



**14604 - 115A AVENUE | EDMONTON, AB | DOCK LOADING**

#### PROPERTY HIGHLIGHTS

- 19,392 sq.ft.± main floor
- Bonus 2,478 sq.ft.± mezzanine office area not included in rent
- Two interior dock loading doors
- Great location in Northwest Edmonton with access to 118 Avenue, Yellowhead Trail, and Anthony Henday Drive

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NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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## ADDITIONAL INFORMATION

BUILDING SIZE	Main floor:	19,392 sq.ft.±
	Mezzanine:	2,478 sq.ft.±
	Total	21,870 sq.ft.
SITE SIZE	0.67 acres±	
LEGAL DESCRIPTION	Plan 7621692, Block 7, Lot 15B	
CONSTRUCTION	Concrete block	
YEAR BUILT	1976	
CEILING HEIGHT	26' clear	
LOADING	(2) 8' x 10' interior dock doors	
POWER	1200 amp, 800 volt (TBC)	
NET RENTAL RATE	\$7.50/sq.ft./annum	
OPERATING COSTS	\$3.96/sq.ft./annum (2025 budget) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, and management fees	

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