

FOR LEASE

ARMSTRONG DISTRIBUTION CENTRE

NAICommercial



11607 - 178 STREET | EDMONTON, AB | DOCK AND GRADE LOADING

PROPERTY DESCRIPTION

- 41,099 sq.ft.± office/warehouse available
- 2,900 sq.ft.± of office currently configured as five offices, lunchroom, reception and washrooms
- Four 8'x10' dock loading doors w/ levelers, and two 10'x12" grade loading doors
- Great exposure to 178 Street with easy access to Anthony Henday and Highway 16



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



780 436 7410



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ADDITIONAL INFORMATION

| | |
|-------------------|---|
| LEGAL DESCRIPTION | Plan 7921727 Block 2 Lot 2 |
| SIZE | Warehouse - 38,199 sq.ft.± Office - 2,900 sq.ft.± Total - 41,099 sq.ft.± |
| ZONING | Medium Industrial (IM) |
| AVAILABLE | July 1, 2024 |
| YEAR BUILT | 1981 |
| ADDITIONAL NOTES | <ul style="list-style-type: none"> Fully sprinklered Fibre optics available |
| CEILING HEIGHT | 23'-28' clear |
| HEATING | RTU in Office Radiant Tube and Overhead Units in Warehouse |
| POWER | 400 amp 600 Volt (TBC) |
| LIGHTING | T5HO |
| LOADING | <ul style="list-style-type: none"> Four 8'X10' Dock loading doors w/ levelers Two 10'X12" grade loading doors |
| LEASE TERM | 3 - 10 years |
| NET LEASE RATE | \$7.00/sq.ft./annum |
| OPERATING COSTS | \$4.41/sq.ft./annum (2024 estimate) includes common area maintenance, property taxes, building insurance and management fees |



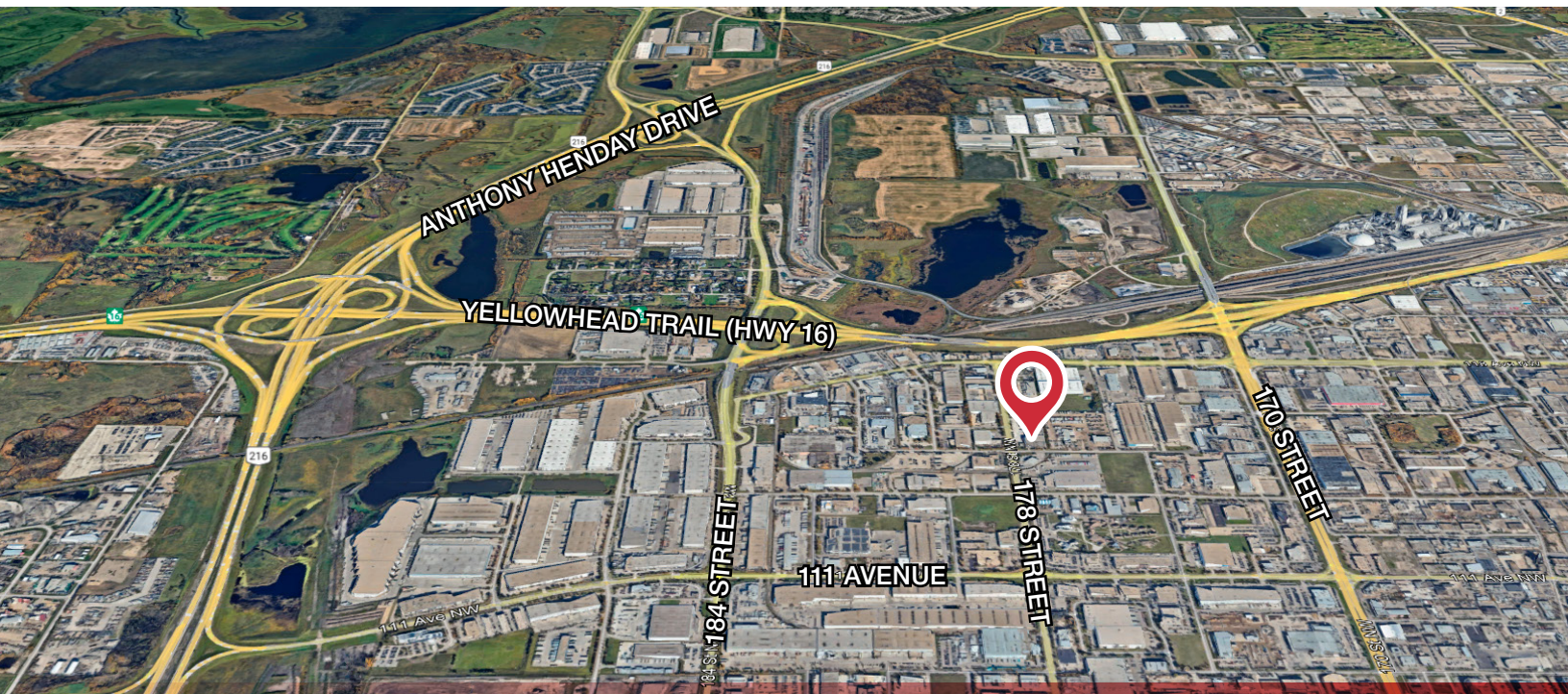
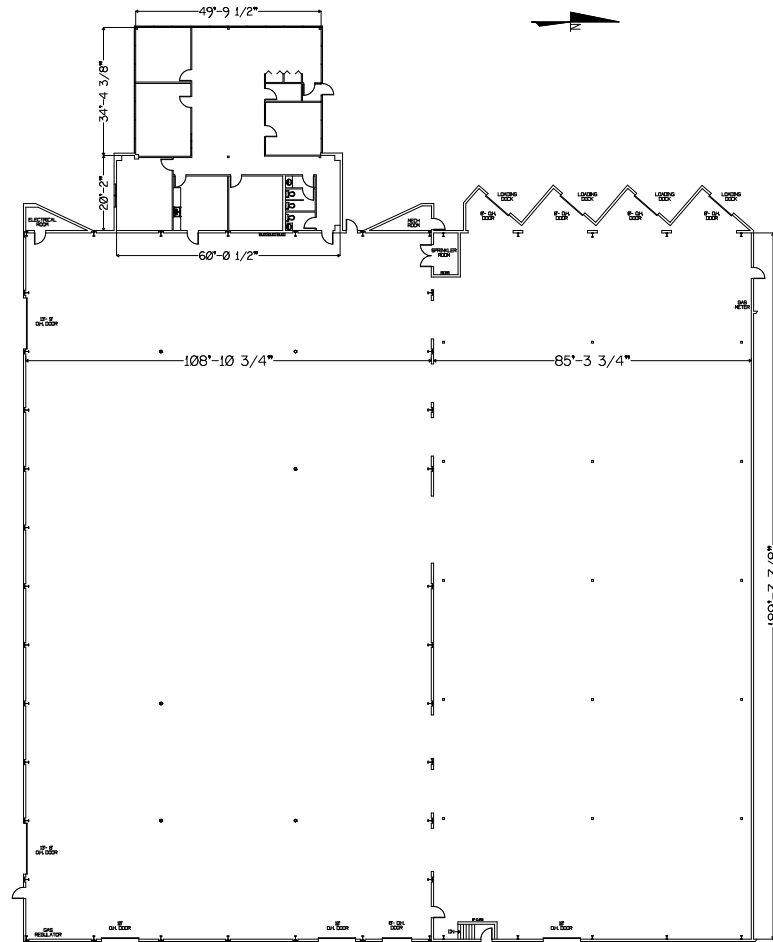
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FLOOR PLAN



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