

FOR LEASE

5,100 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



Bay 3 | 16638 - 110 Avenue, Edmonton, AB

OFFICE/WAREHOUSE WITH MEZZANINE SPACE

Property Highlights

- Open area
- High ceiling
- Dual compartment sumps
- 1 ton & 2 ton crane
- Small office/storage component
- Small mezzanine
- Quick access to 170 Street and Yellowhead Trail



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



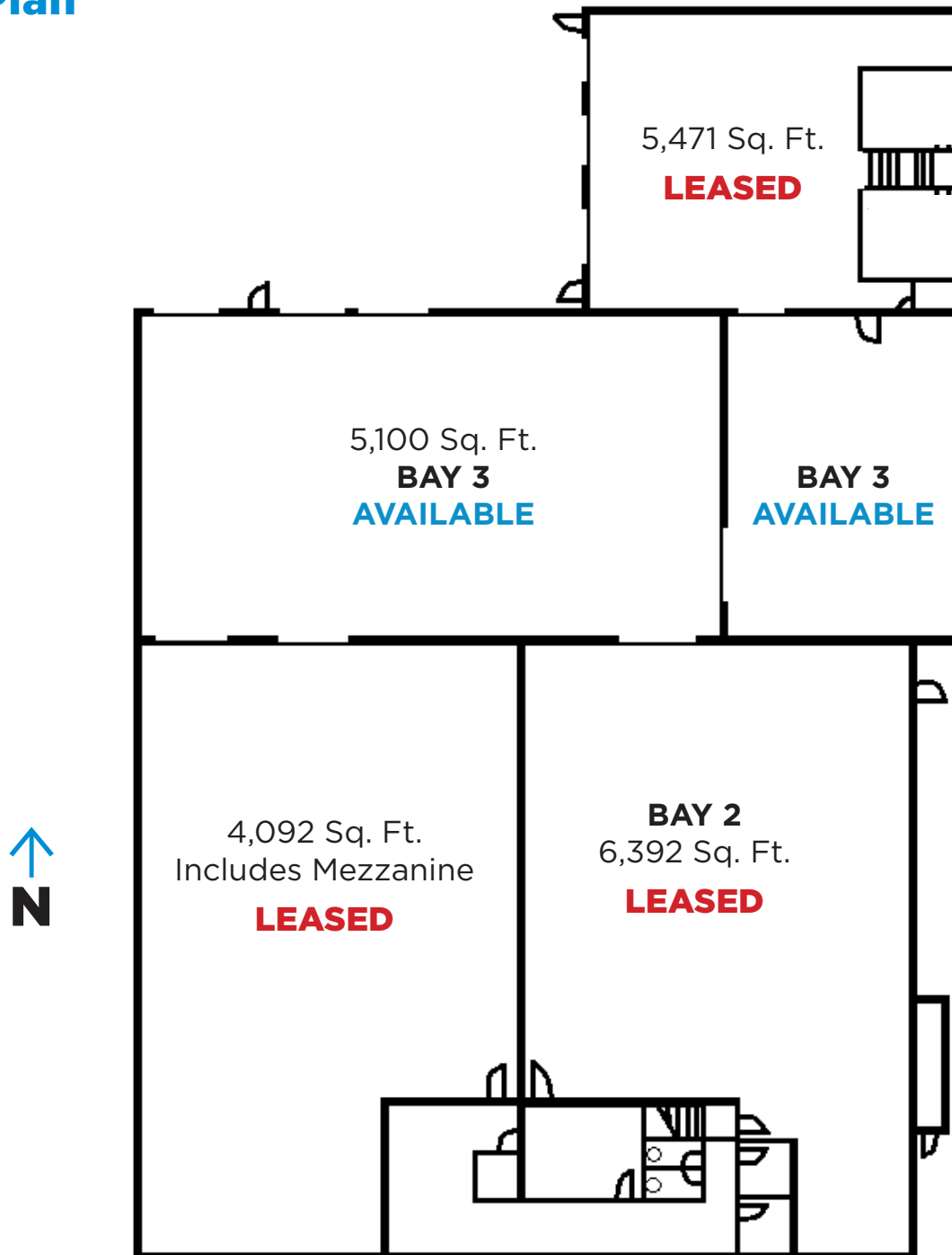
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FOR LEASE

West Sheffield Industrial Park

LIZOTTE
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Floor Plan



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Property Information

Municipal Address: 16638 - 110 Avenue NW, Edmonton, AB

Legal Address: Lot 19, Block 5, Plan 2477KS

Size: 5,100 Sq. Ft. (+/-)

Zoning: IM (Medium Industrial)

Power: 225 Amp 120/240 Volt 3 Phase

Loading: Bay 3: (3) 12'x14' Grade

Heat: Forced Air/Radiant

Cranes: Multiple - 1, 2 and 3 Ton

Ceiling Height: TBC

Parking: Surface parking

Possession: Immediate/ negotiable

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Lease Rate: \$10.50/Sq.Ft.

OP Cost: \$4.85/Sq.Ft.

Contact

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