



118 AVENUE WAREHOUSE BAY
14426 - 118 Avenue, Edmonton, AB

FOR LEASE

PROPERTY HIGHLIGHTS

- 4,400 Sq.Ft. (+/-)
- Skylights
- Ventilation ready
- Front loading
- Forced air heating
- Direct access to 118 Avenue

118 AVENUE WAREHOUSE BAYS

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PROPERTY INFORMATION

MUNICIPAL ADDRESS:	14426 - 118 Avenue, Edmonton, AB
LEGAL ADDRESS:	Plan 6473KS; Block 1; Lot 17
ZONING:	Medium Industrial (IM)
SIZE:	4,400 Sq.Ft. (+/-)
POSSESSION:	Immediate
POWER:	125 Amp 120/240 Volt 3 Phase (TBC)
CEILING HEIGHT:	18'
LOADING:	(2) 10' x 12' Grade
OP. COSTS:	\$4.50/Sq.Ft. (2019 est.)
LEASE RATE:	\$12.00 \$8.00/Sq.Ft. Net

MORE INFORMATION

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