

FOR LEASE

2,100 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



14422 118 Avenue NW, Edmonton, AB

INDUSTRIAL BAY FOR LEASE

Property Highlights

- Direct access to 118 Avenue
- Front Grade loading
- Close proximity to St. Albert Trail
- Reception and Washroom
- Skylight
- VPD on 118 Ave is >17,000
- Dominion Industrial: Vacancy Rate Less than 4%



780.488.0888



www.lizotterealestate.com



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



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

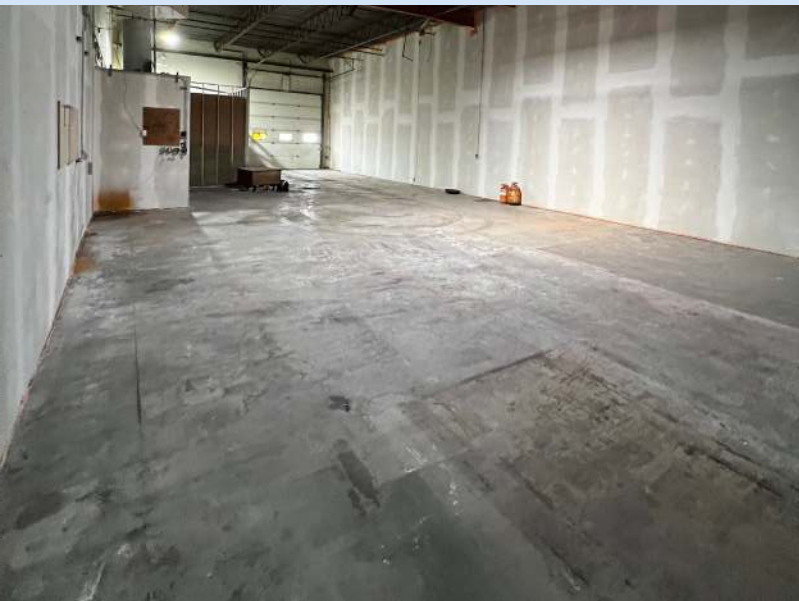
INDUSTRIAL BAY

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ADDITIONAL INFORMATION

- **For permitted uses the options are:**
Breweries, Wineries and Distilleries,
Equipment Rentals, Fleet Services, General
Contractor Services, General Industrial Uses,
Vehicle and Equipment Sales/Rentals, Land
Treatment, Recycling Depots, Recycled
Materials Drop-off Centres



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INDUSTRIAL BAY

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Property Information

Municipal Address: 14422 118 Avenue NW, Edmonton, AB

Size: 2,100 Sq. Ft. (+/-)

Zoning: IM (Medium Industrial)

Loading: (1) 10'x12' Grade

Ceiling Height: 18'

Power: 125 AMP | 120/240 V | 3 Phase (TBC)

Sumps: Dual Compartment

Parking: Ample

Possession: Immediate

Contact

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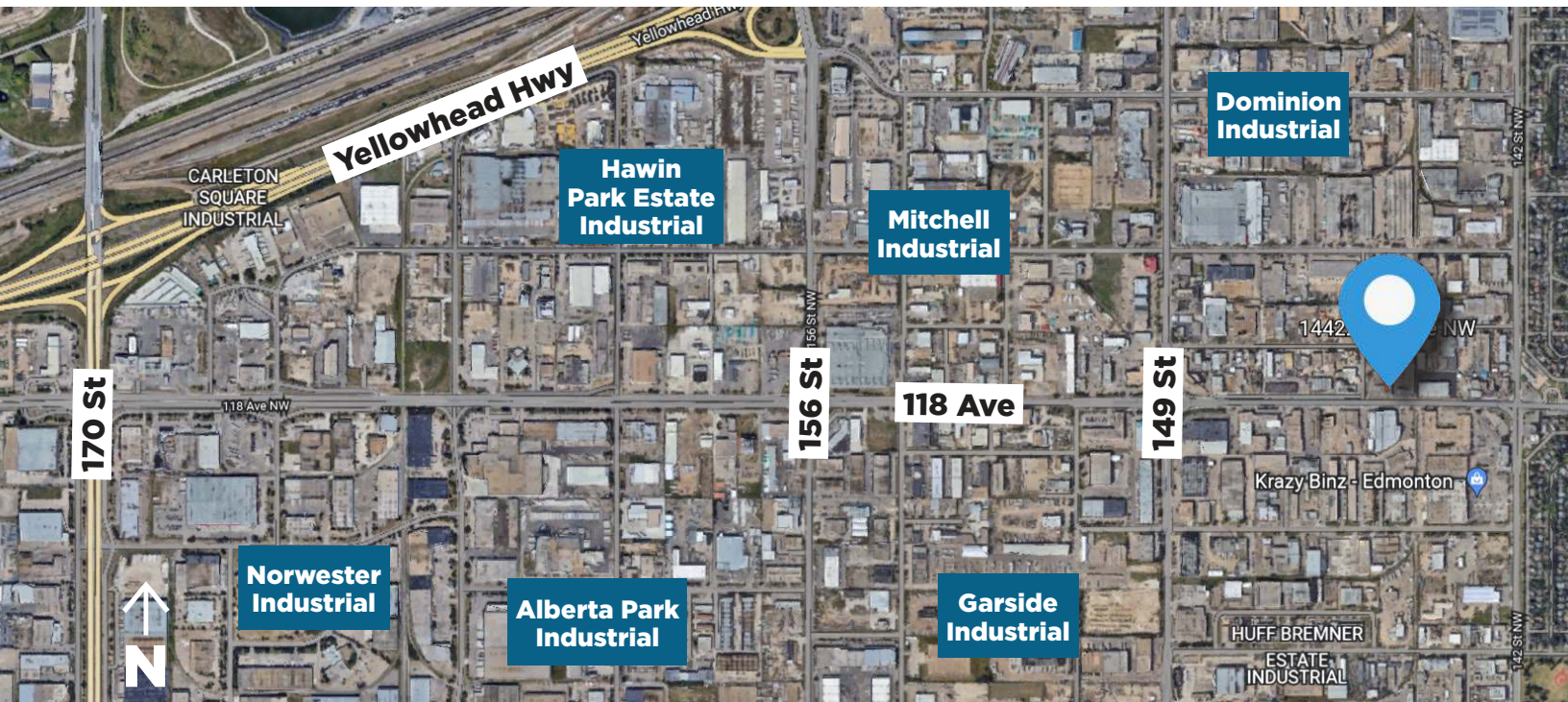
Rohin Geis

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rohin@lizotterealestate.com

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OP Costs: \$4.50 /Sq. Ft. (2019 est.)

Lease Rate: \$10.00 /Sq. Ft.



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