

# FOR LEASE

±4,540 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



12519 – 129 Street NW, Edmonton, AB

## HAGMANN INDUSTRIAL BAY

### Property Highlights

- Two offices, washrooms and high ceilings
- Abundant natural light
- 6 parking stalls per bay
- Floor drains
- Located in Hagmann Estate Industrial
- Access to arterials such as Yellowhead Hwy and St. Albert Trail



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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

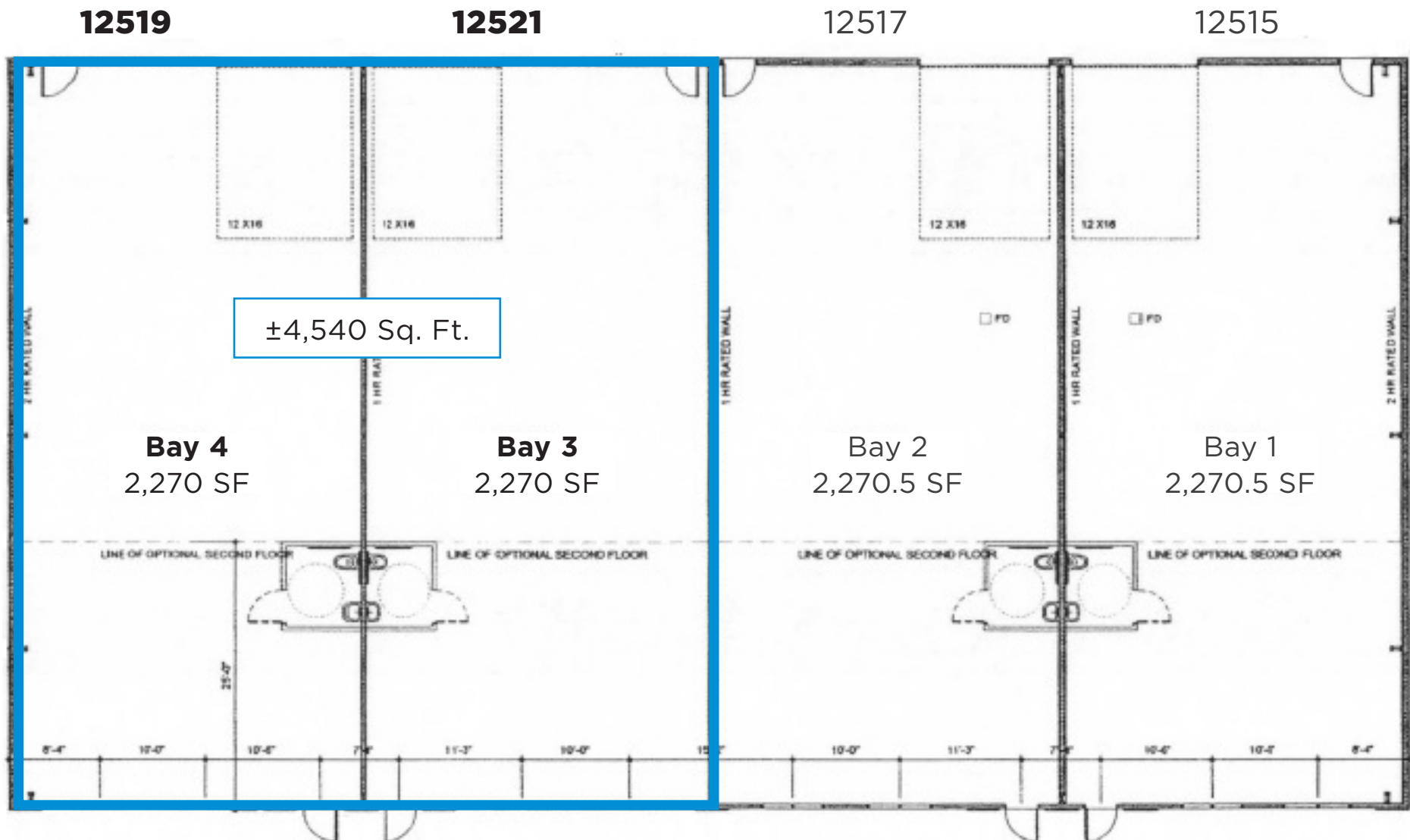


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# FOR LEASE

## INDUSTRIAL BAYS

**Floor Plan** ±4,540 Sq. Ft.



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## INDUSTRIAL BAYS

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# FOR LEASE

## INDUSTRIAL BAYS

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### Property Information

**Municipal Address:** 12519 - 129 Street NW, Edmonton, AB

**Legal Address:** Plan 2090AH; Block 36; Lots 25-28

**Building Size:** Up to 4,540 Sq.Ft. (+/-)

**Zoning:** IM (Medium Industrial)

**Power:** 200 Amp 227 / 480 Volt 3 Phase

**Ceiling Height:** 21'

**Loading:** (2) 12'x16' Grade

**Parking:** Street and rear of bay (reserved)

**Possession:** March 1, 2025 (TBC)

### Contact

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Unlicensed Assistant

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**Lease Rate:** \$12.00/Sq. Ft.

**OP Costs:** \$6.58/Sq. Ft. (2025)

