

FOR LEASE

DOCK AND GRADE

NAI Commercial



14715 - 131 AVENUE | EDMONTON, AB | DOCK & GRADE LOADING

PROPERTY DESCRIPTION

- 30,250 sq.ft.± available
- Make up Air
- Excellent west end location
- Sprinklered
- Double row parking
- Heavy Power
- Dock and grade loading

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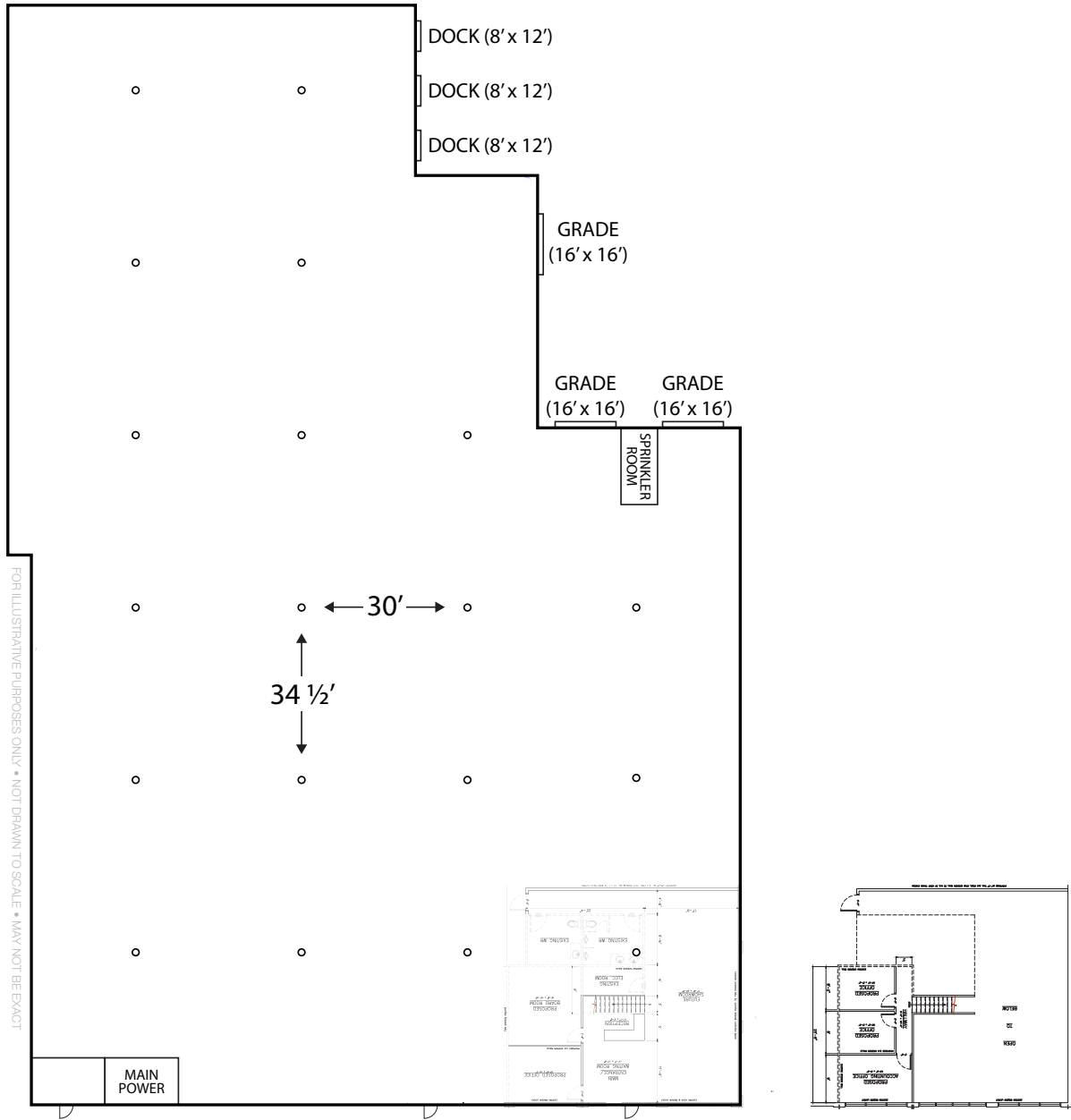
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ADDITIONAL INFORMATION

| | |
|-------------------|---|
| BUILDING SIZE | 30,250 sq.ft.± |
| LEGAL DESCRIPTION | Plan 1622198, Block 7, Lot 28A |
| ZONING | IM (Medium Industrial) |
| CONSTRUCTION | Concrete block |
| LOADING | 3 Dock (8'x12'), 3 grade (16'x16' powered) |
| CEILING HEIGHT | 21' Clear |
| POWER | 347/600 volt, 800 amp, 3 phase (TBV) |
| PARKING | Double row parking |
| HEATING | Radiant Heat |
| AVAILABLE | April 1, 2026 |
| NET LEASE RATE | Starting at \$7.75/sq.ft./annum |
| OPERATING COSTS | \$4.72/sq.ft./annum (2026 Estimate) Includes common area maintenance, property taxes, building insurance, management fees, and sprinkler inspection (life/safety). Snow and grass maintenance are not included. |





FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

