

FOR LEASE

GLOBEXX OFFICE/WAREHOUSE

NAICommercial



18154 - 111 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

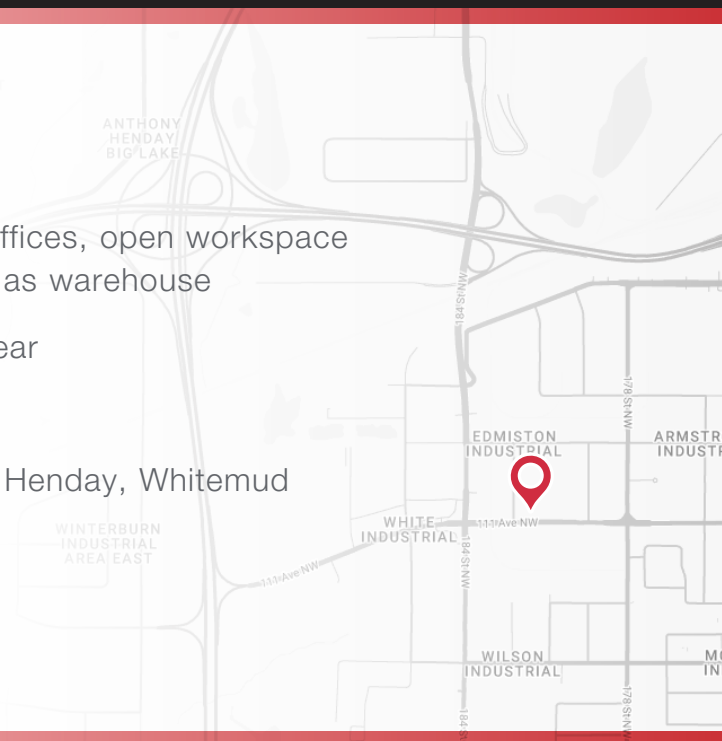
- Small office/warehouse space available immediately
- Comprised of about 1/3 office including four private offices, open workspace or showroom and storage with the remaining space as warehouse
- Grade loading as well as double man doors at the rear
- Available immediately
- Convenient west end location, close to the Anthony Henday, Whitemud Freeway and Yellowhead Trail

CHAD SNOW

Broker, President
780 436 7410
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KARI MARTIN

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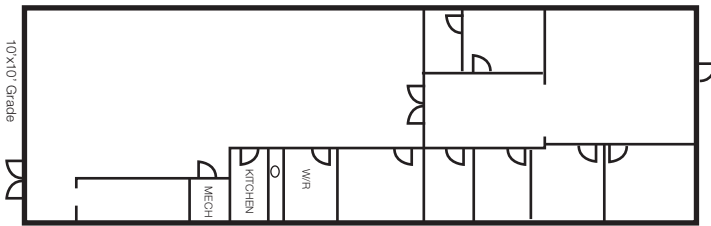
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ADDITIONAL INFORMATION

SIZE	3,000 sq.ft.±
LEGAL DESCRIPTION	Plan 0125780, Block 2, Lot 5C
ZONING	BE (Business Employment)
LEASE TERM	Three to five years
LOADING	10'x10' grade and double man doors at rear
POWER	Panel reads 225 amp, 3 phase (To be confirmed by tenant)
CEILING HEIGHT	13'3"± to truss
AVAILABLE	Immediately
NET LEASE RATE	\$9.00 per sq. ft. per annum
OPERATING COSTS	\$6.00 per sq. ft. (2026 estimate) Includes building insurance, property tax, common area maintenance and management fees



← NORTH



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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