

PRICE REDUCED



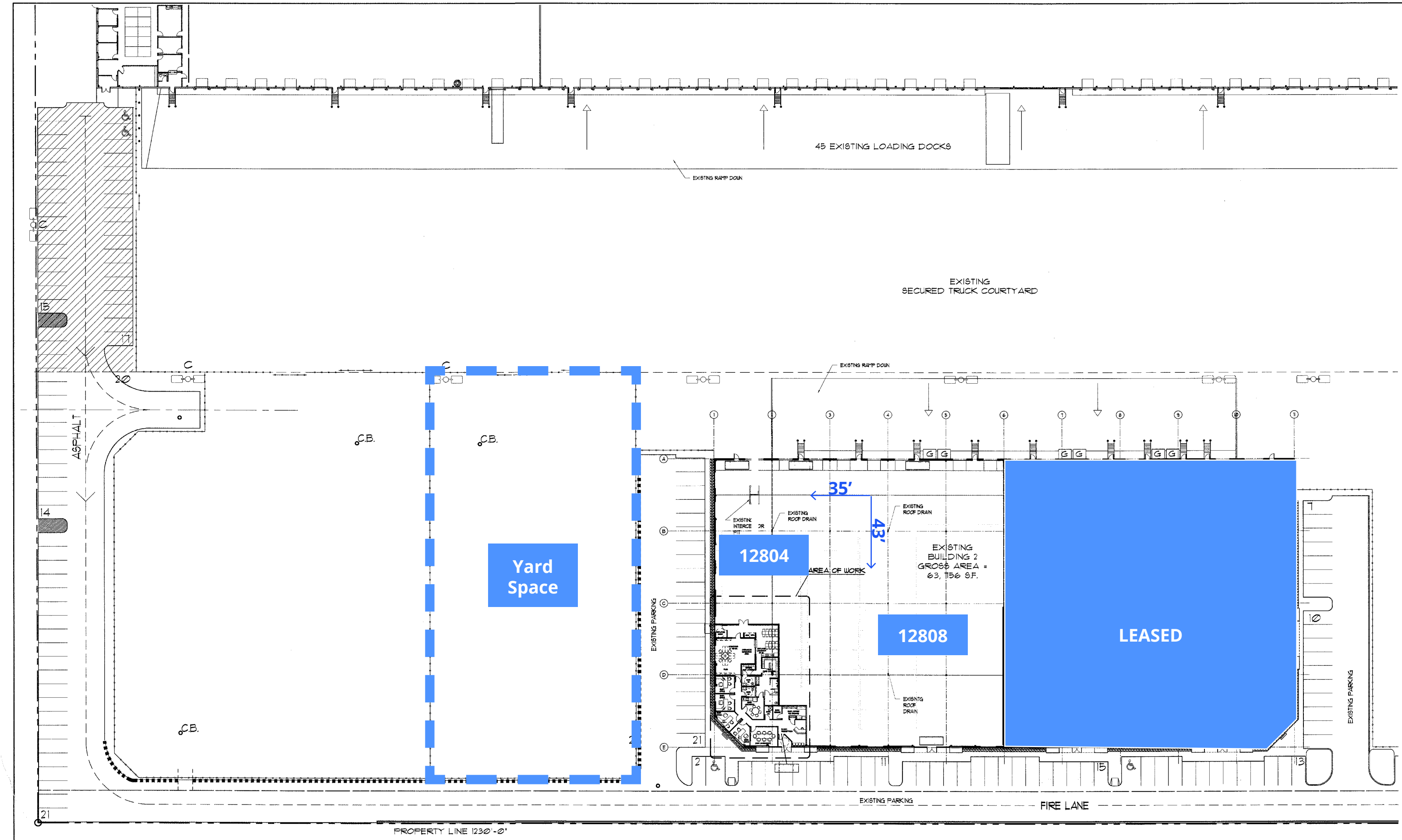
±32,046 SF | Industrial Bays for Sublease
12804/08 170 Street, Edmonton, Alberta



Accelerating success.

Property Profile

| | |
|-----------------|--|
| Address | 12804/12808 170 Street NW |
| Legal Address | Plan: 5401NY, Lot: A |
| Zoning | Medium Industrial (IM) |
| Lease Rates | \$8.75 PSF \$8.25 PSF |
| Additional Rent | \$5.36 PSF (\$3.89 realty taxes) |
| Sublease Expiry | June 30, 2027 |
| Unit 12806 | ±32,046 |
| Lighting | Motion sensor T5H0 |
| Column Grid | 35' x 43' |
| Ceiling Height | 30' to underside of beams & joists |
| Power | 200 AMP 600 Volt |
| Loading | 7 dock (8' x 10') 1 grade (12' x 14') |
| Yard | ±.90 acres, gravelled, gated and fenced |
| Parking | 52 Spaces |



The Space

Property Photos

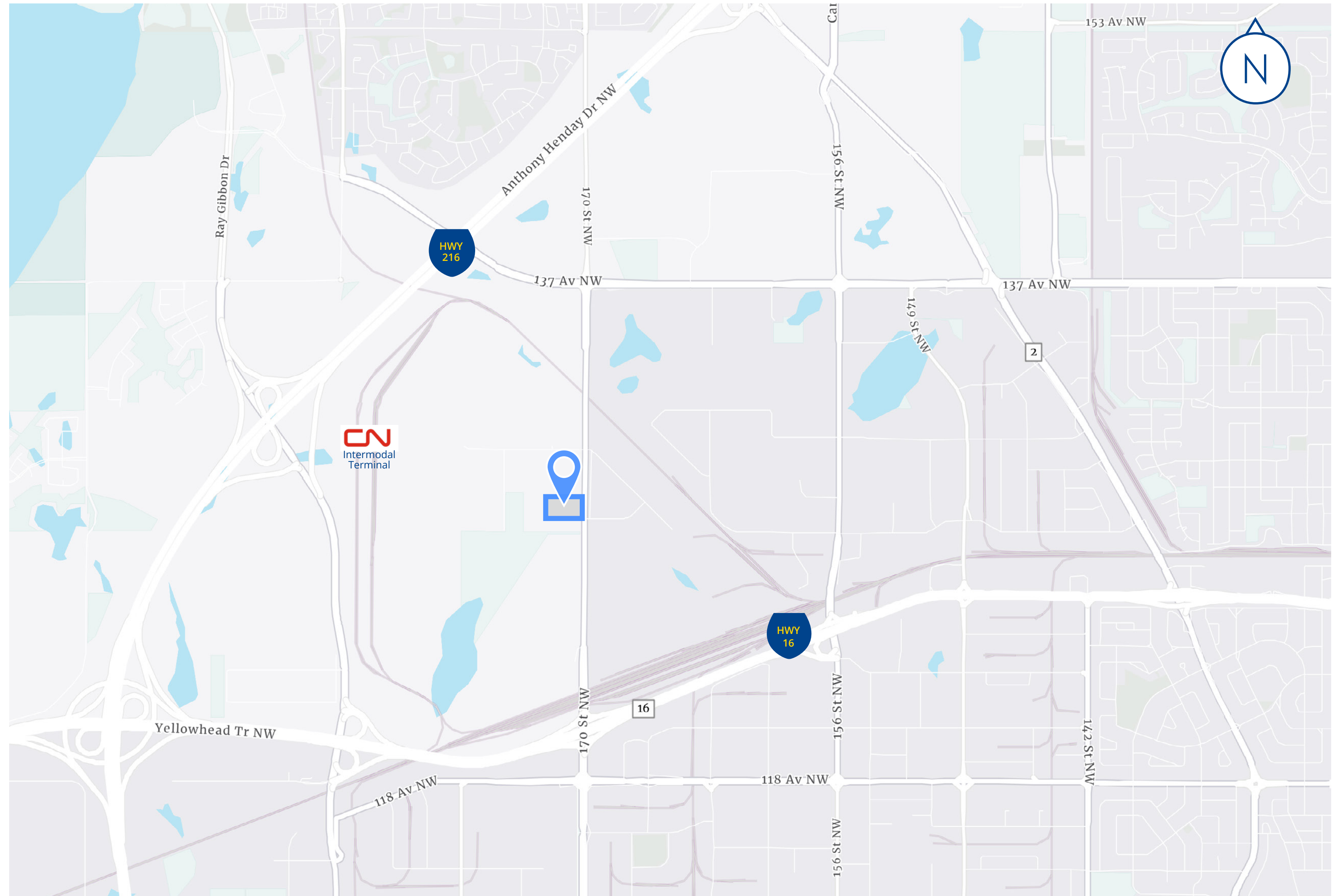


Property Photos



Area Overview

Welcome to the heart of industrial innovation in northwest Edmonton! This state-of-the-art industrial space, available for sublease, epitomizes modernity and functionality. With its sleek design and ample natural light pouring in through expansive windows, it offers a refreshing ambiance for productivity. The space boasts a versatile configuration, catering to a diverse range of business needs. Strategically located for convenience, it ensures easy access to major transportation routes. Top-tier security measures provide peace of mind, while its accessibility makes it a prime choice for businesses seeking efficiency and growth. Step into the future of industrial excellence with this premier sublease opportunity.





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