

FOR LEASE

NAICommercial

WINTERBURN INDUSTRIAL PARK BUILDING



20121/29/31 - 107 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE BAYS

PROPERTY DESCRIPTION

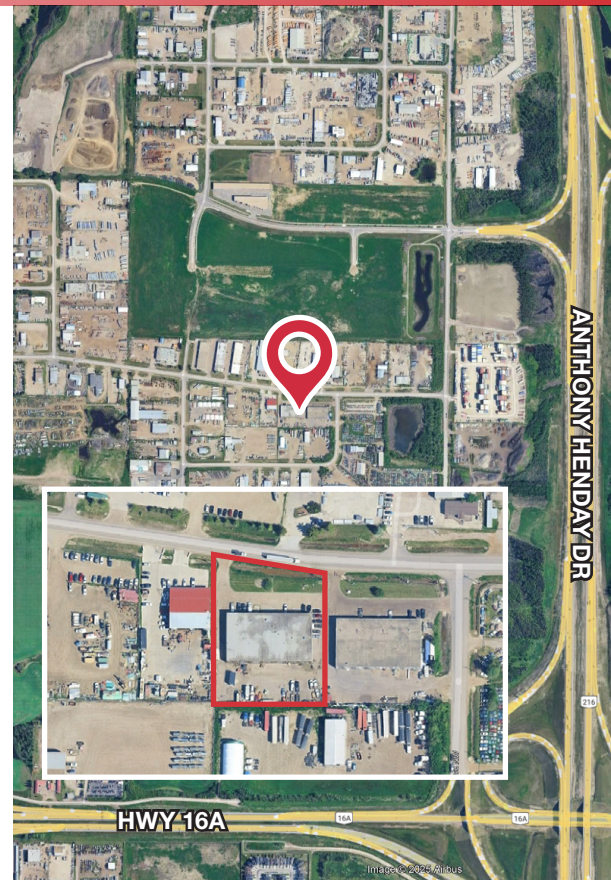
- Opportunity to lease office/warehouse with gated storage yard area in Winterburn Industrial Park with units demised as follows:
 - 20121 - 5,000 sq.ft. double bay door warehouse. Front reception area, with 2 large offices
 - 20129 - 2,500 sq.ft. of grade loading warehouse. Majority warehouse with small office/washroom
 - 20131 - 2,500 sqft of grade loading warehouse. Front reception area with one private office and washroom.
- Option to combine multiple units for up to 5,000 sqft.
- Each bay comes with 12'x14' grade loading door and small yard area behind the bay
- Growing residential populations and increased amenities to the North and South of the Winterburn area
- Easy access from the Anthony Henday, Yellowhead and Hwy 16A

DEREK CLAFFEY

Senior Associate
587 635 2478
dclaffey@naiedmonton.com

MAT HEHR

Associate
587 635 2485
mhehr@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



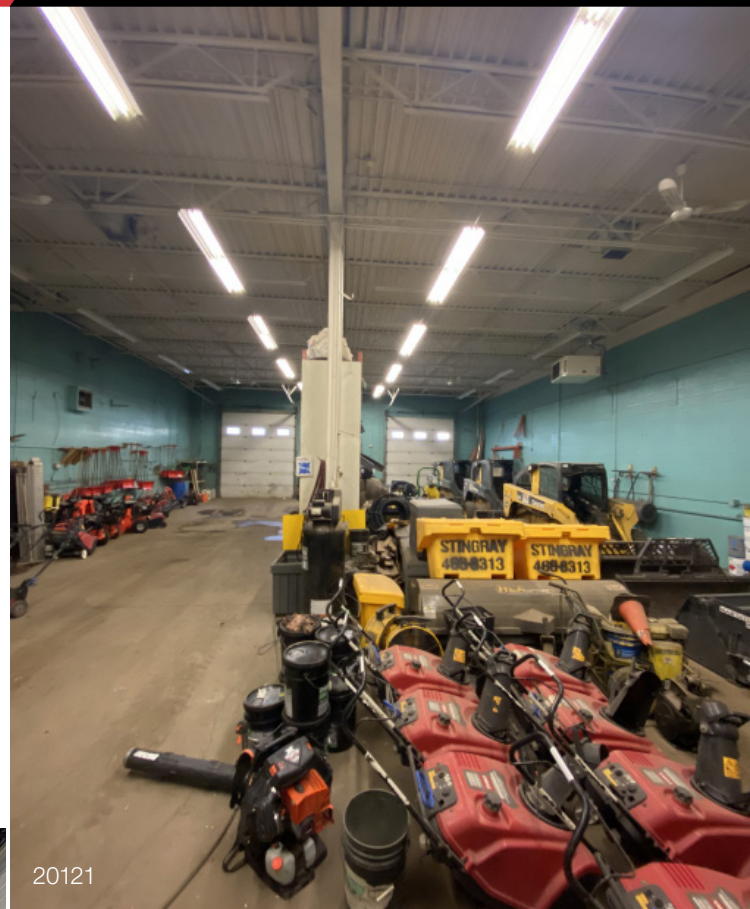
780 436 7410



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ADDITIONAL INFORMATION

AREAS AVAILABLE	20121 - 5,000 sq.ft. 20129-31 - 2,500-5,000 sq.ft.
LEGAL DESCRIPTION	Condo Plan 8222586 Unit 3 & 7
ZONING	IM
AVAILABLE	Immediately
YEAR BUILT	1977
POWER	100 amp, 3 phase (TBC)
LOADING	12'x14' grade
LEASE TERM	3-10 years
NET LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS	\$5.00/sq.ft./annum (2026) Includes common area maintenance, property tax, and building insurance.



20121



20129



20129



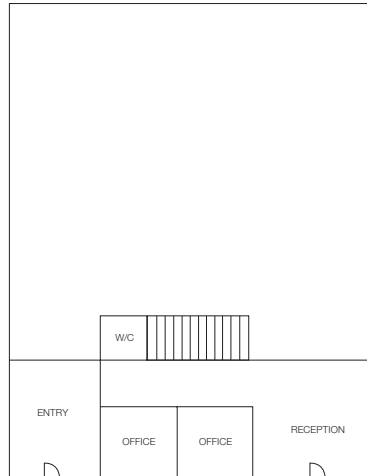
20131



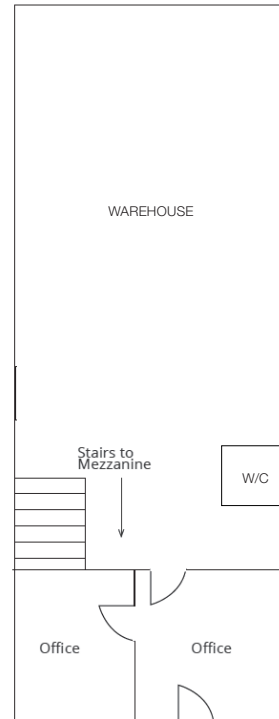
20129



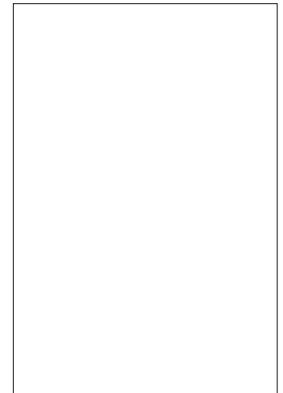
UNIT 20121



UNIT 20129



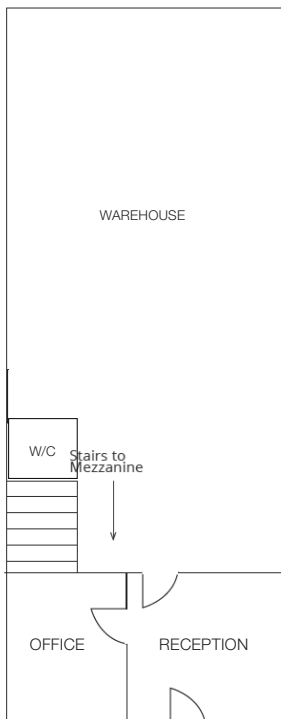
UNIT 20129 MEZZ



UNIT 20121 MEZZ



UNIT 20131



UNIT 20131 MEZZ

