

FOR LEASE

BONAVENTURE INDUSTRIAL BAY

NAI Commercial



12863/65 - 141 STREET | EDMONTON, AB | GRADE LOADING

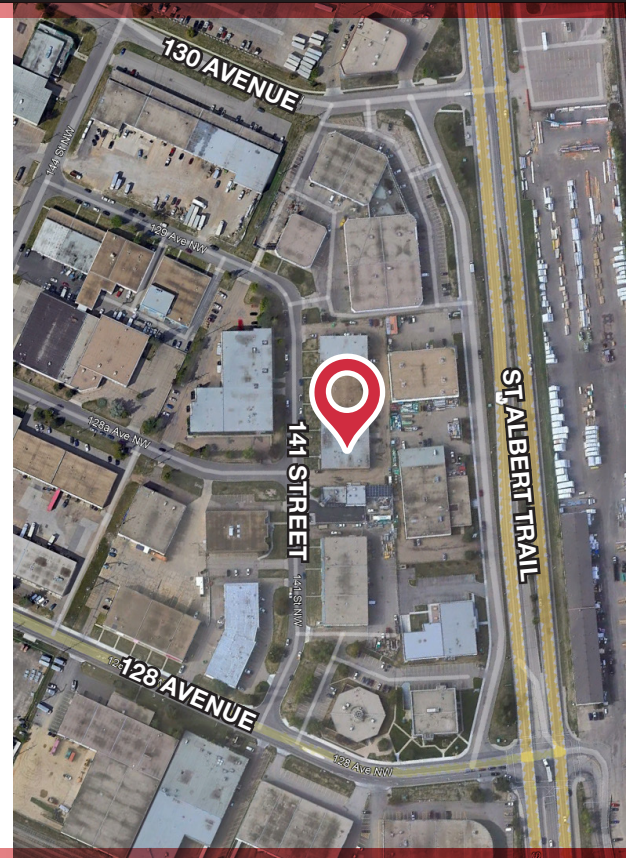
PROPERTY DESCRIPTION

- 6,508 sq.ft.± industrial bay for lease
- Two (2) 12' x 14' grade loading doors
- Excellent location with close proximity to St. Albert Trail, Yellowhead Highway, and Anthony Henday

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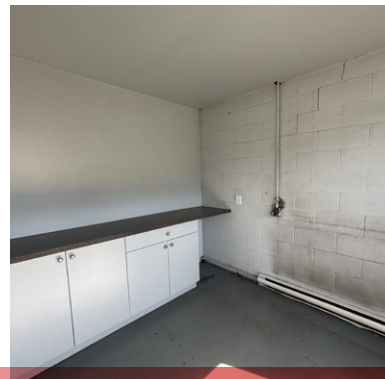
780 436 7410



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ADDITIONAL INFORMATION

SIZE	6,508 sq.ft.±
ZONING	Business Employment (BE)
AVAILABLE	Immediately
CEILING HEIGHT	18'
HEATING	Overhead gas fired units in warehouse Rooftop HVAC for office
POWER	TBC
PARKING	Side street parking
LOADING	(2) 12'x14' grade
DRAINAGE	Two sump/drain
NET RENTAL RATE	\$11.00/sq.ft./annum
OPERATING COSTS	\$4.95/sq.ft./annum (2026 estimate) Includes proportionate share of property taxes, building insurance, common area maintenance



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

