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FOR LEASE

Rampart Industrial Warehouse with Showroom

14183/85 162 Avenue, Edmonton, AB

This modern office/warehouse opportunity offers a functional mix of office, showroom, mezzanine, and warehouse space in the highly accessible Rampart Industrial area. With 25' clear ceilings, two oversized grade loading doors, and convenient access to Anthony Henday Drive and Yellowhead Trail, the property provides an excellent leasing opportunity for a wide range of users.

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Building Highlights

Address
14183/85 162 Avenue, Edmonton, Alberta

Available
Unit 1: $\pm 2,900$ SF
Second Floor Space: $\pm 1,450$ SF
Unit 2 : $\pm 2,900$ SF
Total : $\pm 7,250$ SF

Net Rent
\$15.00 PSF

Operating Costs
\$4.76 PSF (est)

Power
225 AMP, 120/208 V, 3 Phase

Heating
Infrared Heating System

Ceiling Height
25' Clear

Loading
One 14' x 16' Grade Door per unit

Zoning
BE - Business Employment

