

FOR LEASE

NAI Commercial

DATA POINT VENTURES INDUSTRIAL BUILDING



14410 - 118 AVENUE | EDMONTON, AB |

**OFFICE/WAREHOUSE WITH
DOCK AND GRADE LOADING**

PROPERTY HIGHLIGHTS

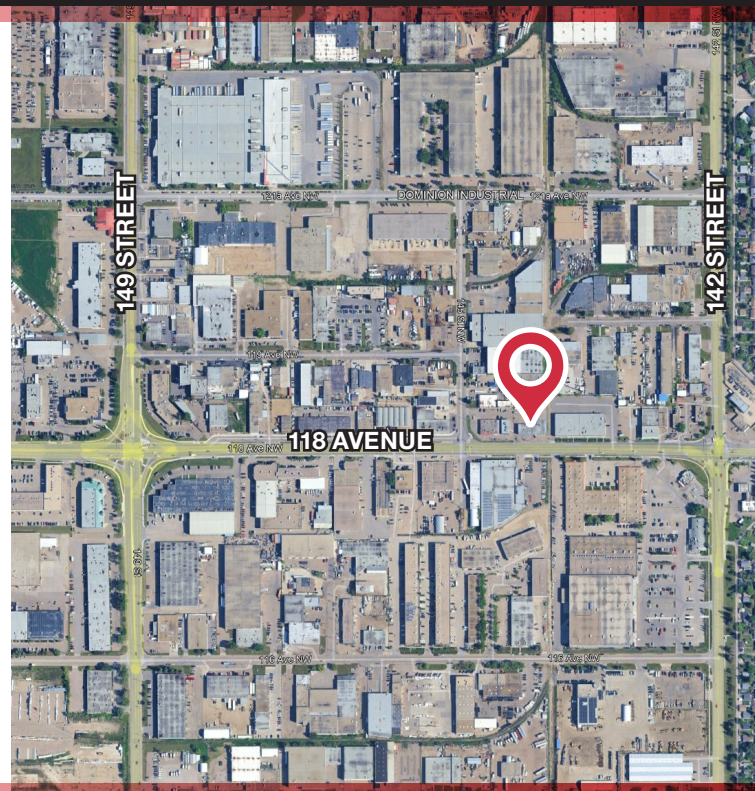
- 5,325 sq.ft.± of office and warehouse with Dock and Grade loading
- Private office reception and washroom on main floor with second floor bullpen area
- Easy access from Yellowhead Trail, St. Albert Trail and a large residential population nearby

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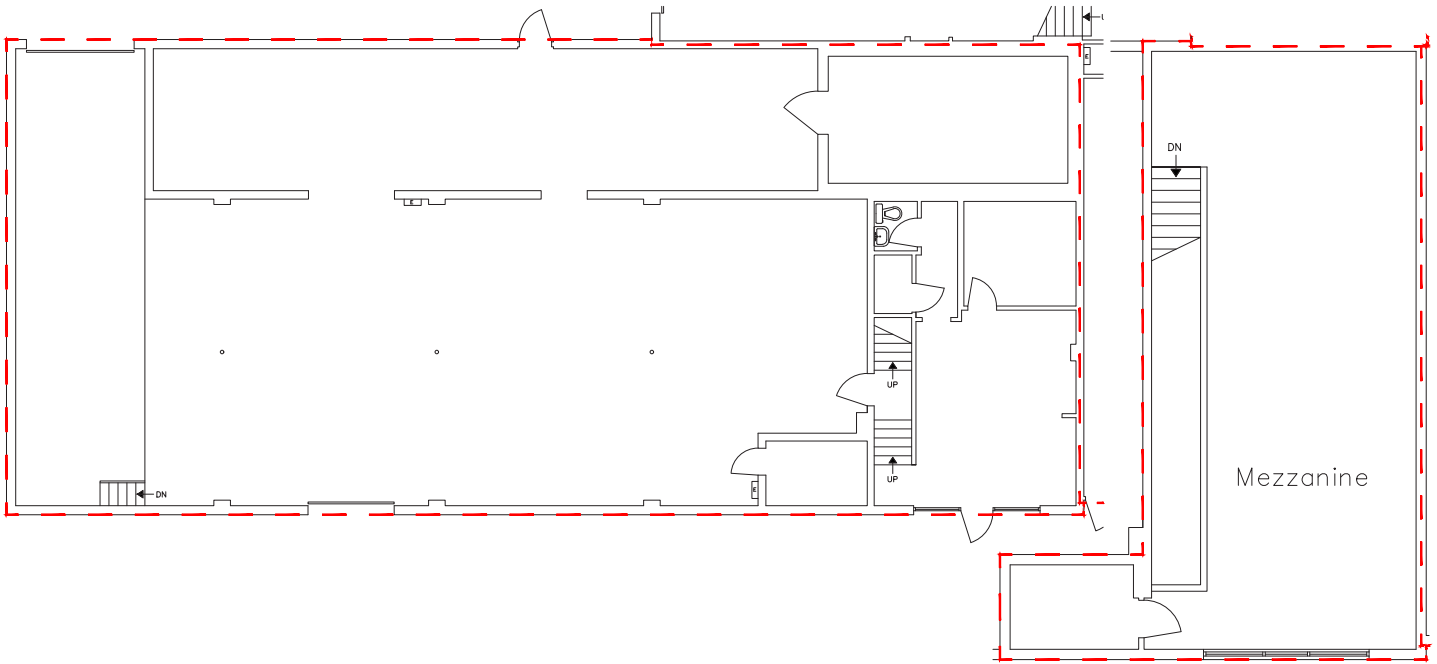
NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	5,325 sq.ft.±
LEGAL DESCRIPTION	Plan 6473KS, Block 1, Lot 17
ZONING	IM
AVAILABLE	Immediately
LOADING	One grade One dock
LEASE RATE	\$11.00/sq.ft./annum net
OPERATING COSTS	\$5.50/sq.ft./annum (2025 estimate) includes building insurance, management fees, common area maintenance and property taxes
LEASE TERM	3-10 years



FLOOR PLAN



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