

FOR LEASE

BONAVENTURE INDUSTRIAL

NAI Commercial



14209 - 128A AVENUE | EDMONTON, AB | DOCK LOADING

PROPERTY DESCRIPTION

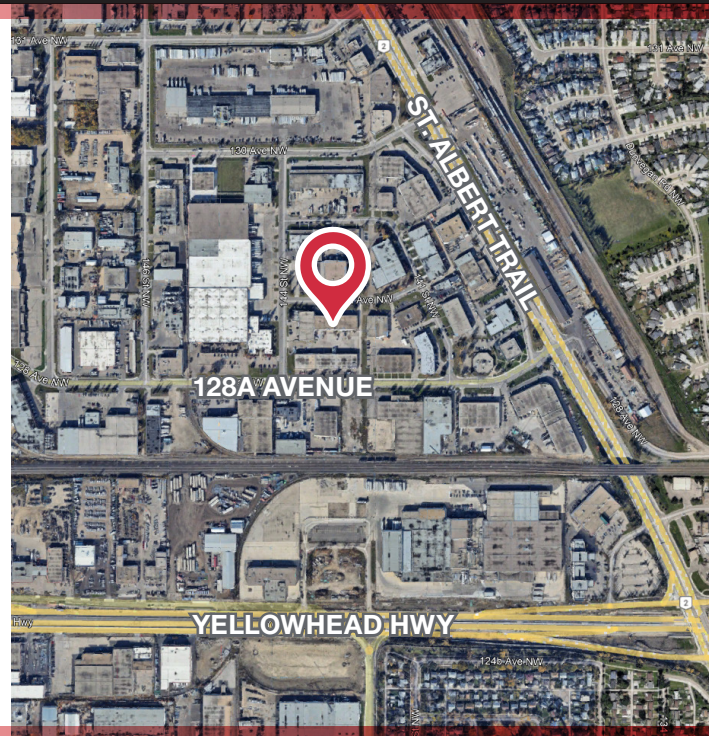
- 2,560 SF± warehouse space with bonus 640 SF± mezzanine
- Main floor features 2 private offices, showroom/reception area, coffee room
- Mezzanine space offers two additional private offices
- Dock level loading with 12'x14' overhead door with potential ramp to grade
- Deep marshaling area
- Convenient access to St. Albert Trail, Yellowhead Trail, 149 Street, 156 Street and Anthony Henday Drive

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ADDITIONAL INFORMATION

SIZE AVAILABLE	2,560 SF±
LEGAL DESCRIPTION	Plan 5424RS, Block 4, Lot 8 & 9
ZONING	IM (Medium Industrial)
LOADING	(1) Dock level (12'x14')
AVAILABLE	Immediately
NET LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS	\$4.41/sq.ft./annum (2026 estimate) Includes common area maintenance, property taxes, building insurance, building insurance and management fees.



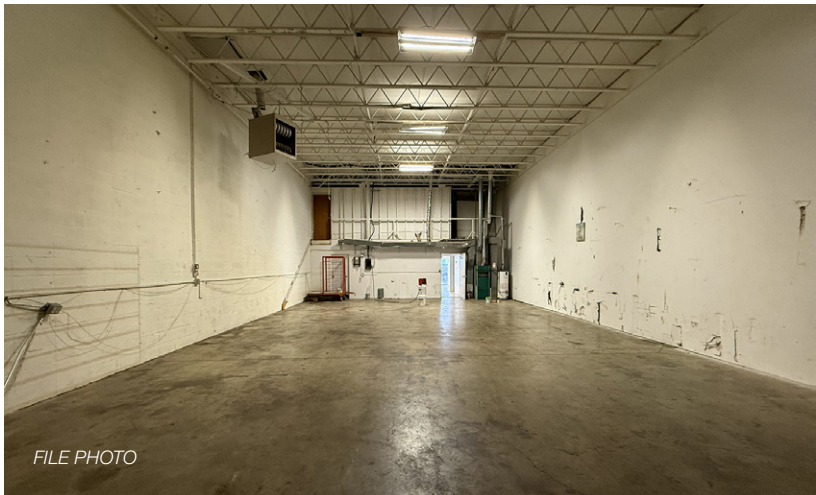
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