

FOR LEASE

NAI Commercial

BONAVENTURE INDUSTRIAL BAY



12855/12857 - 141 STREET | EDMONTON, AB | GRADE LOADING

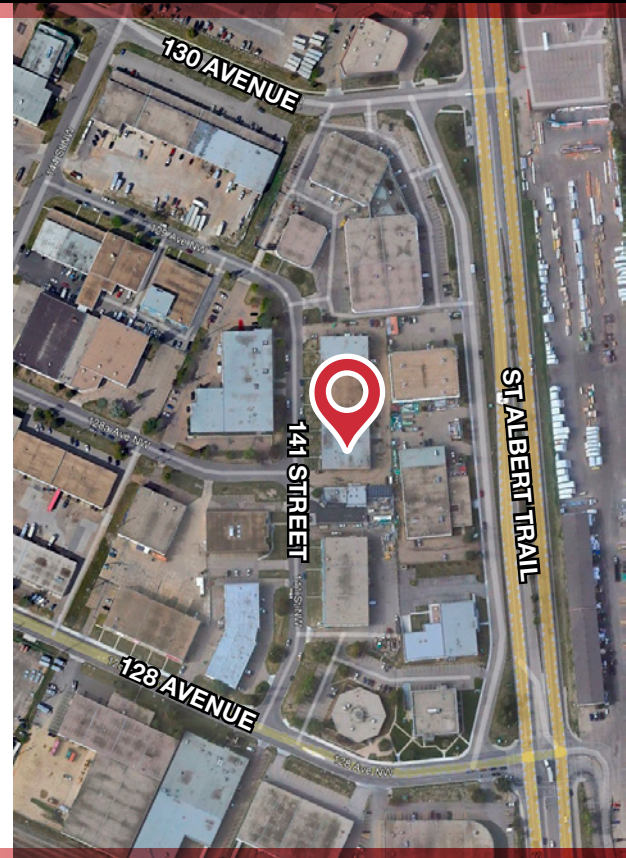
PROPERTY DESCRIPTION

- 6,830 sq.ft.± Industrial bay with grade loading
- Currently built out as five offices, showroom, kitchenette and warehouse
- Excellent location with close proximity to St. Albert Trail, Yellowhead Highway, and Anthony Henday

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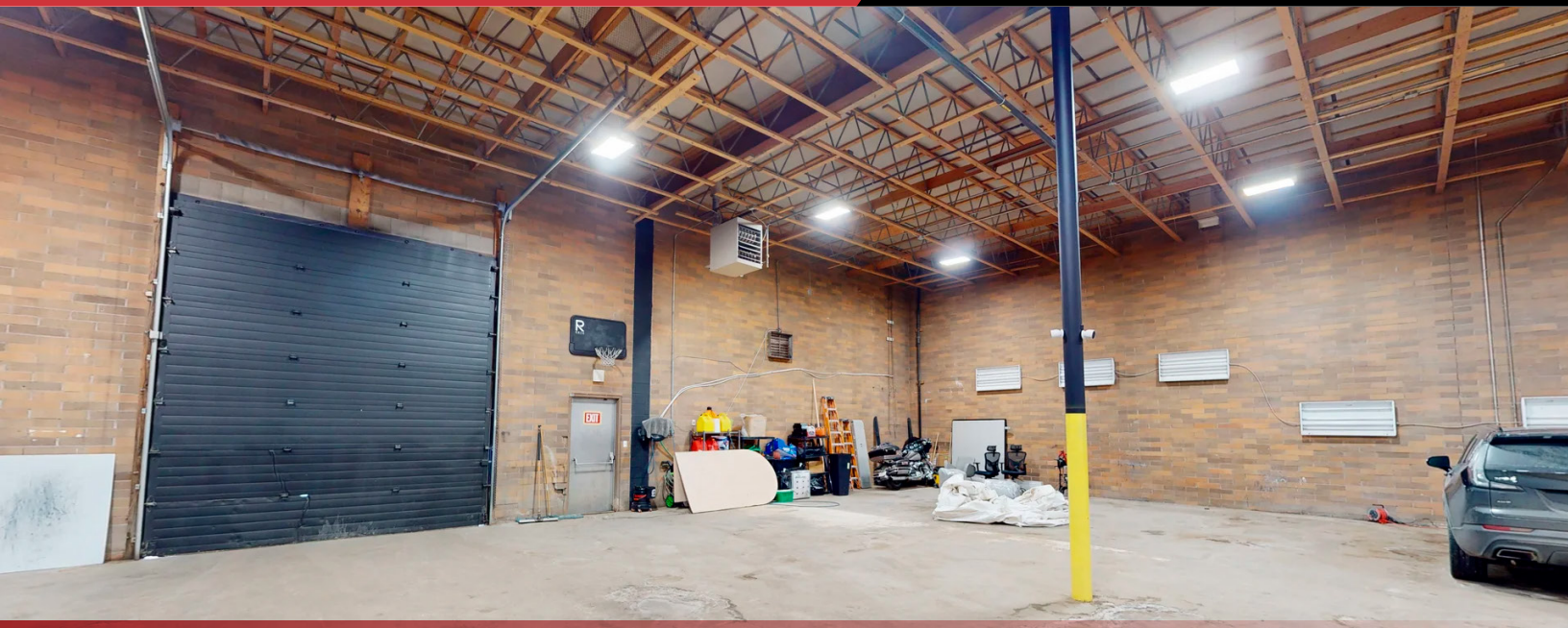
NAI COMMERCIAL REAL ESTATE INC.
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NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE	6,830 sq.ft.±
ZONING	Business Employment (BE)
AVAILABLE	30 days notice
CEILING HEIGHT	18'
HEATING	Overhead gas fired units in warehouse Rooftop HVAC for office
POWER	TBC
PARKING	Side street parking
LOADING	12'x14' grade
DRAINAGE	One sump/drain
NET RENTAL RATE	\$11.00/sq.ft./annum
OPERATING COSTS	\$4.95/sq.ft./annum (2025 estimate) Includes proportionate share of property taxes, building insurance, common area maintenance

