

FOR LEASE

NAI Commercial

101 STREET - MULTI BAY

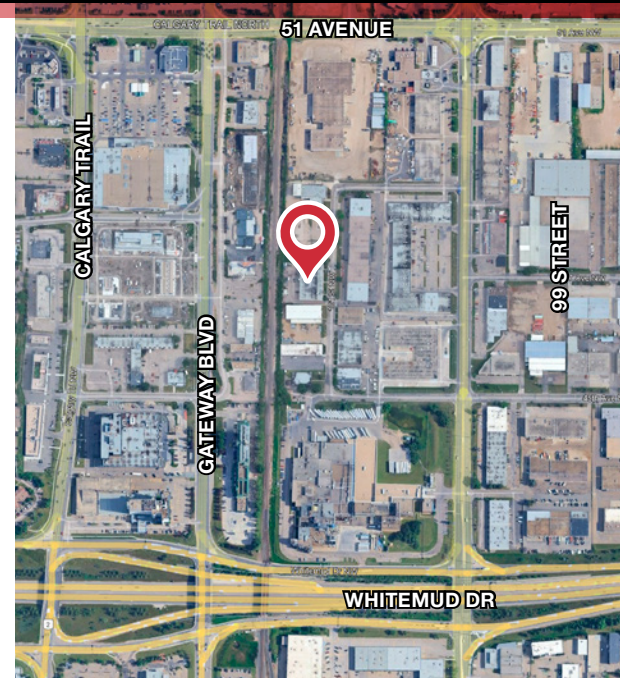


4610/12/14 - 101 STREET | EDMONTON, AB |

**UP TO 10,731 SF± OFFICE/WAREHOUSE
WITH SECURED YARD**

PROPERTY DESCRIPTION

- Comes with dedicated secured yard space
- 12' x 14' overhead doors
- Fibre optics available
- Flexible bay sizes
- Located in one of the principle commercial nodes in Edmonton with convenient access to the Whitemud, Calgary Trail & Gateway Blvd, and Anthony Henday Drive



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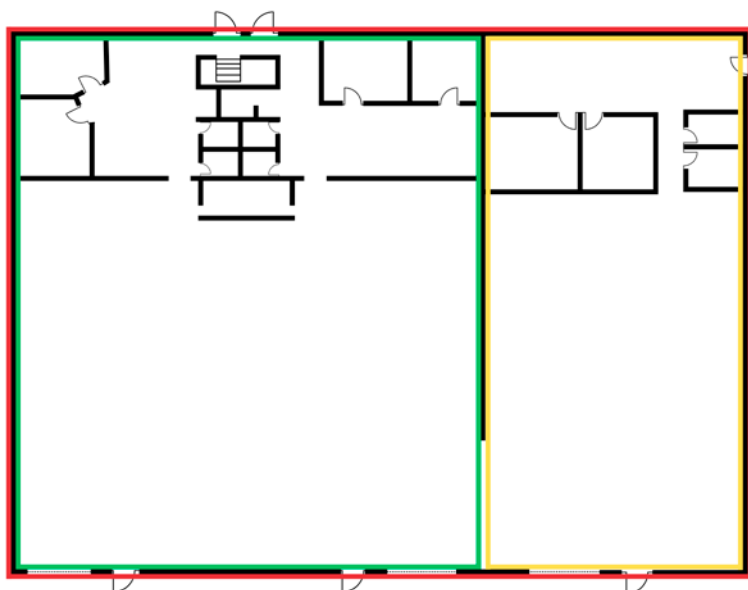


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ADDITIONAL INFORMATION

SIZES AVAILABLE	3,577 sq.ft.± - Single Bay 7,154 sq.ft.± - Double Bay 10,731 sq.ft.± - Triple Bay
LEGAL DESCRIPTION	Plan 7621629 Blk 1 Lot A
CEILING HEIGHT	15'
HEATING	Radiant Heat in warehouse RTU in office
POWER	3 phase 120/208V 225 amp (TBC)
LOADING	(3) 12'x14' grade doors
SITE/YARD SIZE	7,200 sq.ft.±
DRAINAGE	Sump
ZONING	IM (Medium Industrial)
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$4.95/sq.ft./annum (2025 estimate) Includes proportionate share of property taxes, building insurance, common area maintenance and management fees. Utilities not included.

■ 3,577 SF±
 ■ 7,154 SF±
 ■ 10,731 SF±

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