

FOR LEASE

SHEFFIELD INDUSTRIAL

NAI Commercial



BROKER INCENTIVE
For any unconditional deal accepted
by April 30, 2024, the landlord
is offering a **\$10,000 Prepaid VISA**

15712 - 112 AVENUE NW | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 14,128 sq.ft.± of main floor and/or 4,741 sq.ft.± of second floor office available immediately for lease
- Additional 760 sq.ft.± storage building available
- Second floor currently configured as reception, 5 offices, board room, large bullpen area, lunchroom and washrooms
- Fenced and secured parking lot/storage area
- Recessed dock loading and three 12'x12' grade loading doors
- Easy access to 156 Street and Yellowhead Trail and close proximity to public transportation

5

MINUTES TO
YELLOWHEAD TRAIL
(HWY16)

25

MINUTES TO
SOUTH EDMONTON QEII
(HWY2)

10

MINUTES TO
ANTHONY HENDAY DRIVE

3

HOURS TO
CITY OF CALGARY

CHAD GRIFFITHS

Partner
780 436 7414
cgriffiths@naiedmonton.com

RYAN BROWN

Partner
780 964 8624
rbrown@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



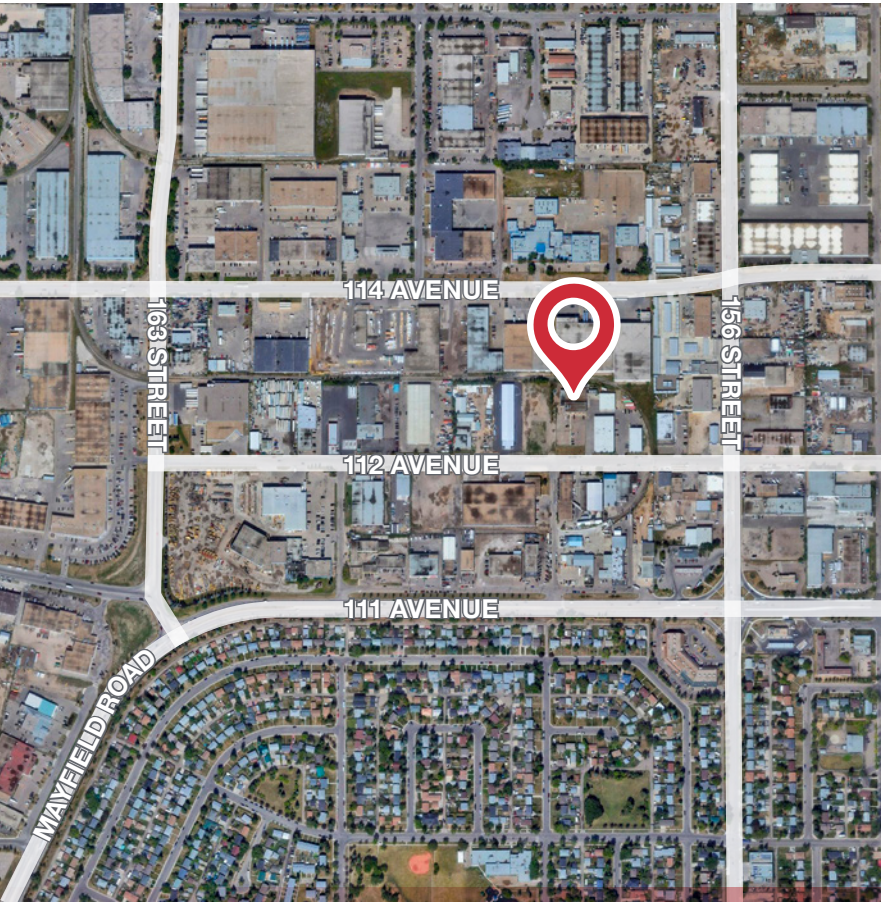
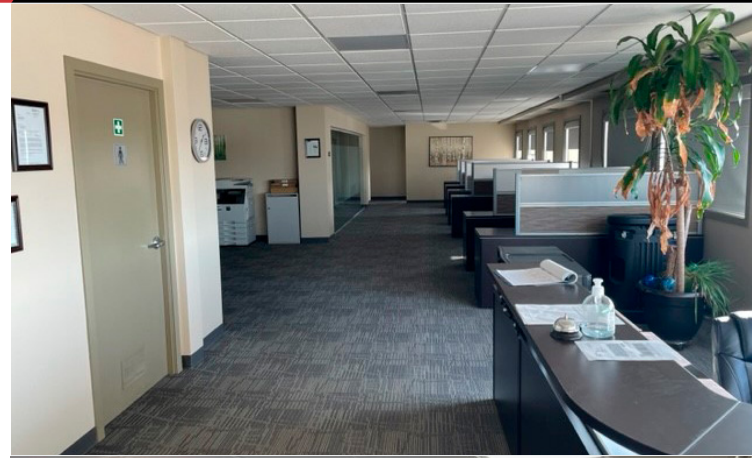
780 436 7410

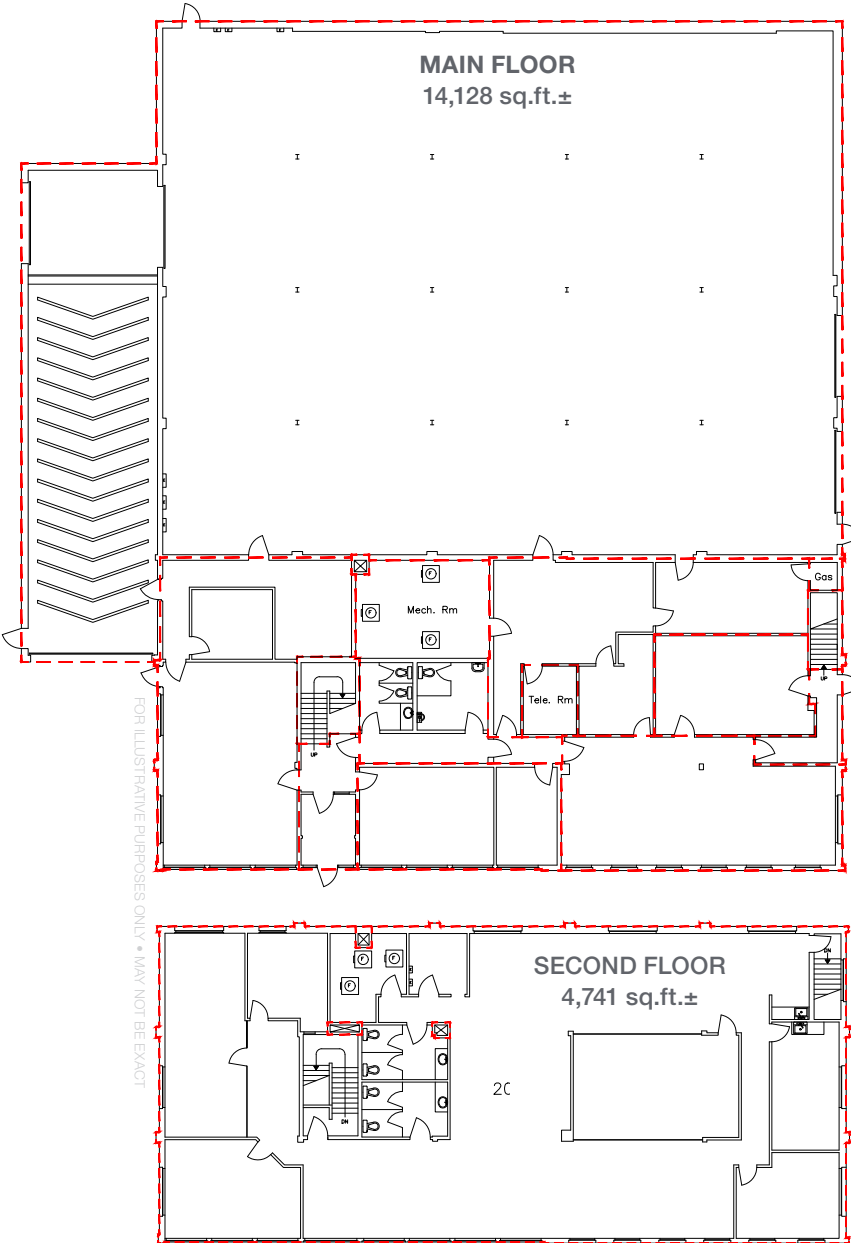


NAIEDMONTON.COM

ADDITIONAL INFORMATION

AVAILABLE SIZES	Main Floor:	14,128 sq.ft.±
	Second Floor:	4,741 sq.ft.±
	Contiguous Space:	18,869 sq.ft.±
	Extra Storage Building:	760 sq.ft.±
LEGAL DESCRIPTION	Plan 1323624, Block 1, Lot 13-22	
ZONING	IM (Medium Industrial)	
YEAR BUILT	1962	
LOADING	(3) 12'x12' grade doors	
CEILING HEIGHT	14'-16"	
POWER	TBC	
LEASE RATE	\$9.50/sq.ft./annum \$8.50/sq.ft./annum	
OPERATING COSTS	\$4.66/sq.ft (2023 estimate) Includes property tax, building insurance, common area maintenance, and management fees	





CHAD GRIFFITHS

Partner
780 436 7414
cgriffiths@naiedmonton.com

RYAN BROWN

Partner
780 964 8624
rbrown@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com

