

**FOR LEASE**

**NAI Commercial**

**PROWESTERN BUILDING  
SHOP WITH PAVED YARD**



**603 - 69 AVENUE | EDMONTON, AB | INDUSTRIAL/OFFICE**

**PROPERTY DESCRIPTION**

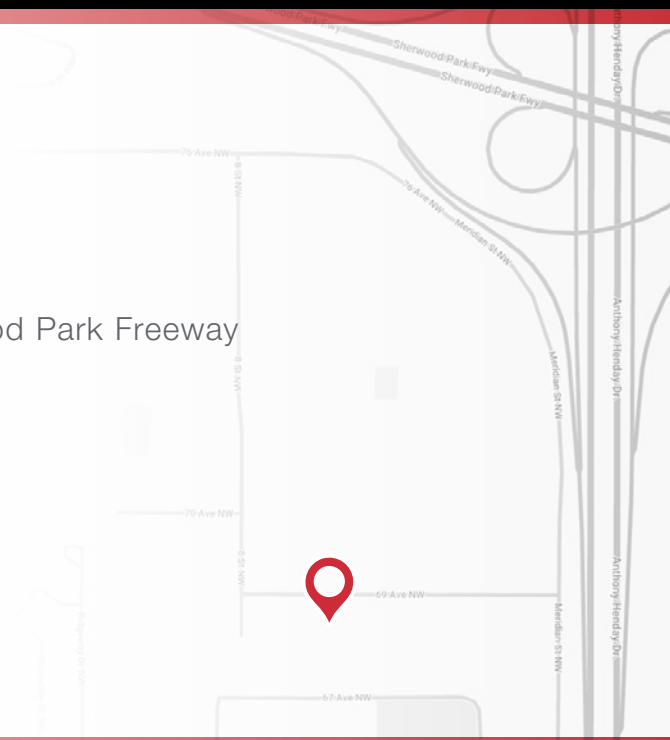
- 12,400 sq.ft.± with 0.25 acre paved yard
- Clean and bright shop (built 2014)
- Excellent access to Anthony Henday Drive and Sherwood Park Freeway
- Fully paved parking and yard
- Washbay, dual compartment sumps

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



780 436 7410



NAIEDMONTON.COM





ADDITIONAL INFORMATION

SIZE AVAILABLE      2,625 sq.ft.± developed mezzanine  
 2,625 sq.ft.± main floor office  
 7,150 sq.ft.± warehouse  
 12,400 sq.ft.± total

LEGAL DESCRIPTION      Plan 1221158 Block 2 Lot 18B

ZONING                      Business Employment (BE)

CEILING HEIGHT          22' (TBC)

GRADE DOOR              12'x14'

POWER                      3 phase, 600 volt (TBC)

SITE SIZE                    1.02 acres±

LEASE TERM                3-10 years

NET LEASE RATE          \$15.00/sq.ft./annum

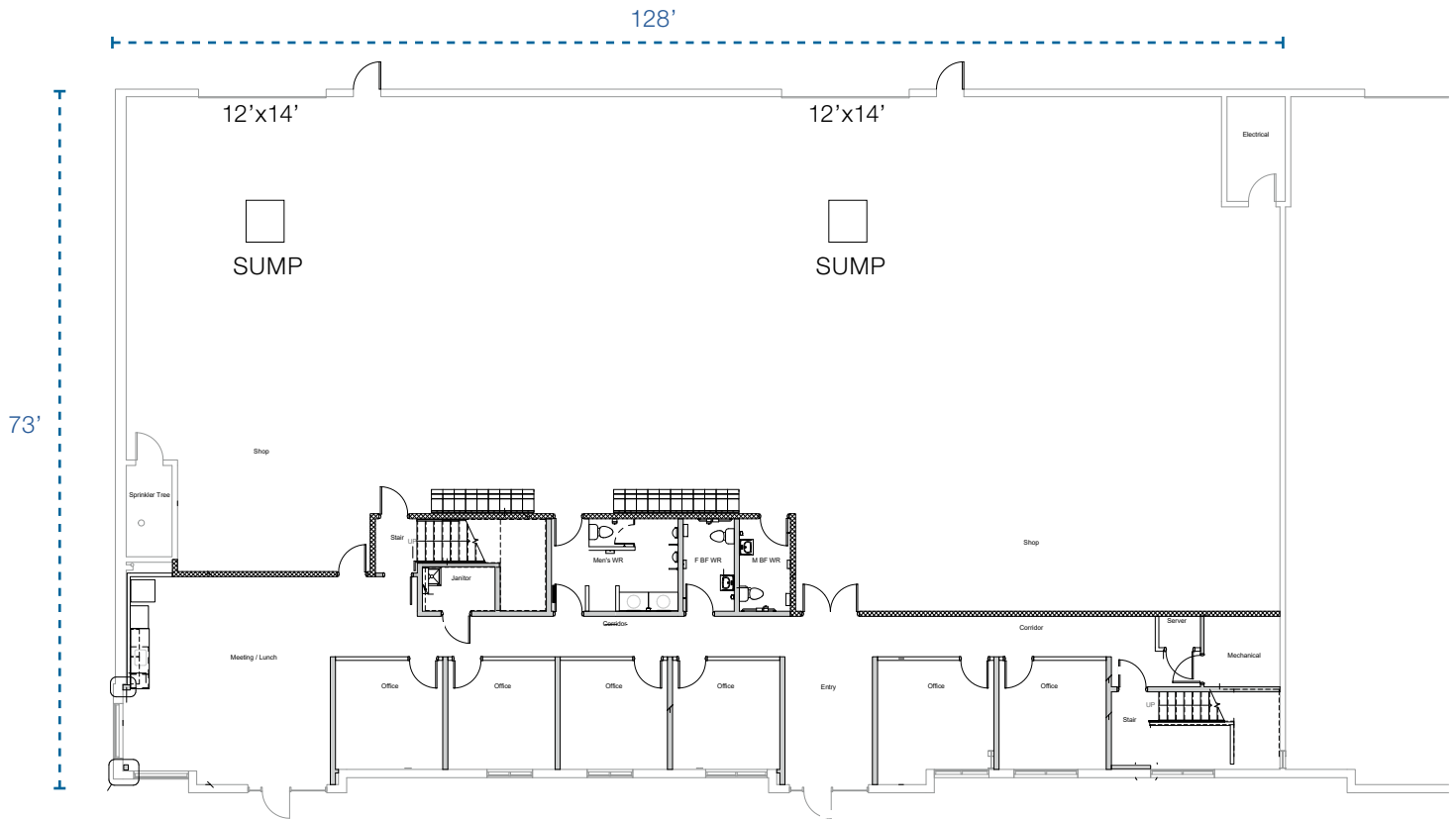
OPERATING COSTS        \$3.75/sq.ft./annum (TBC) includes building insurance, property taxes, common area maintenance, and management fees



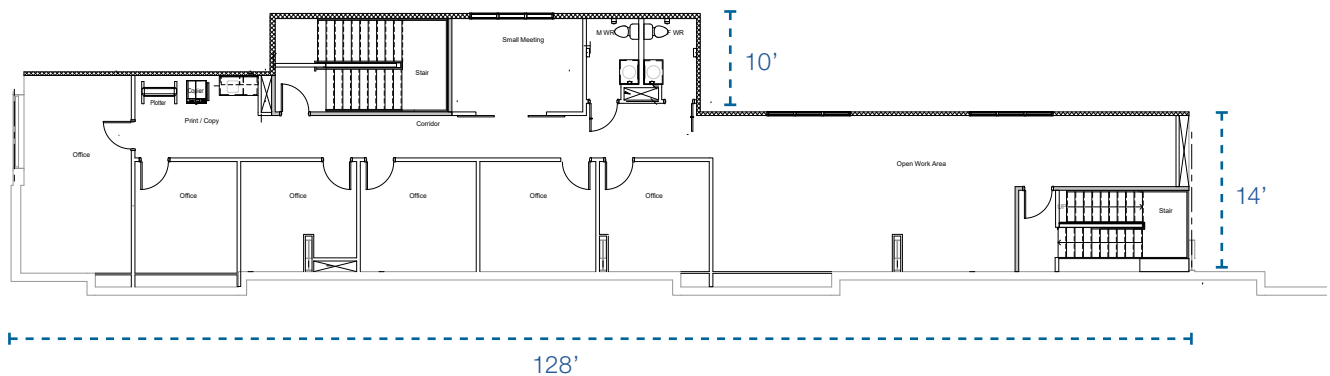
WATCH



MAIN FLOOR



SECOND FLOOR





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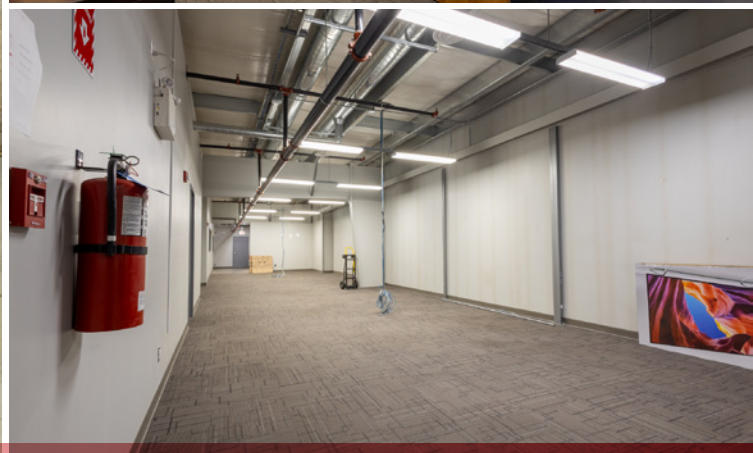
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