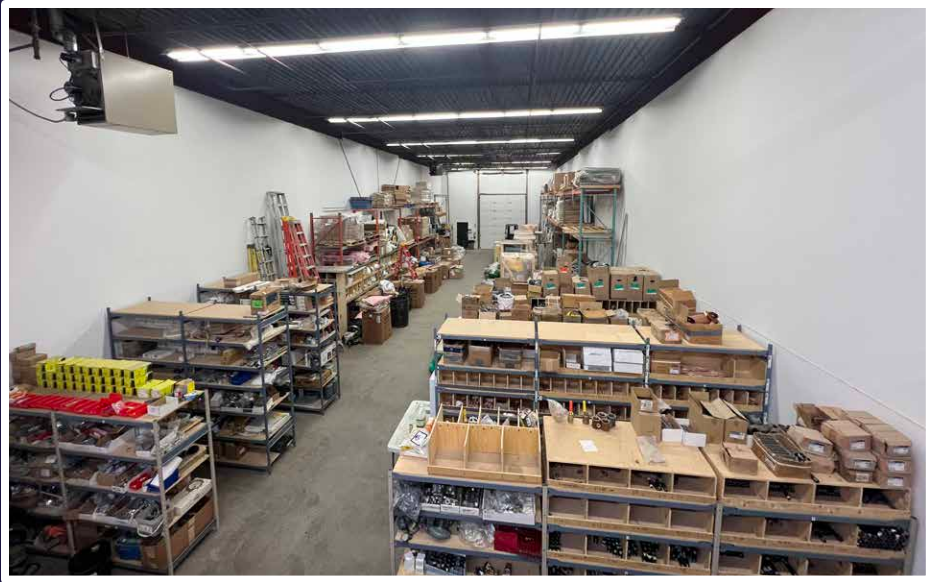


16309 & 16311 132 AVENUE, EDMONTON, AB

3,600 SF - 7,200 SF INDUSTRIAL WAREHOUSE BAYS WITH YARD STORAGE

REDUCED SUBLEASE RATE





PROPERTY HIGHLIGHTS

- Two bays available at 3,600 SF each
- Yard storage
- Excellent proximity to major arterial roads
- Ample Parking



PROPERTY DETAILS

Municipal Address: 16309 & 16311 132 Avenue, Edmonton, AB

Market: Mistatim Industrial

Leasable Area: UNIT 16309

*Can be subleased separately or together for total of 7,200 SF

Main Floor Office: 600 SF
Warehouse: 3,000 SF
Total: 3,600 SF
Loading Door: (1) 12'x14' Grade

*Bonus 600 SF concrete mezzanine with offices

UNIT 16311

Main Floor Office: 600 SF
Warehouse: 3,000 SF
Total: 3,600 SF
Loading Door: (1) 12'x14' Grade

*Bonus 600 SF concrete mezzanine with offices

Power: To be Verified by Tenant

Heating: Forced Air & AC in Offices - Unit Heater in Warehouse

Clear Height: 20'

Zoning: IM - Medium Industrial

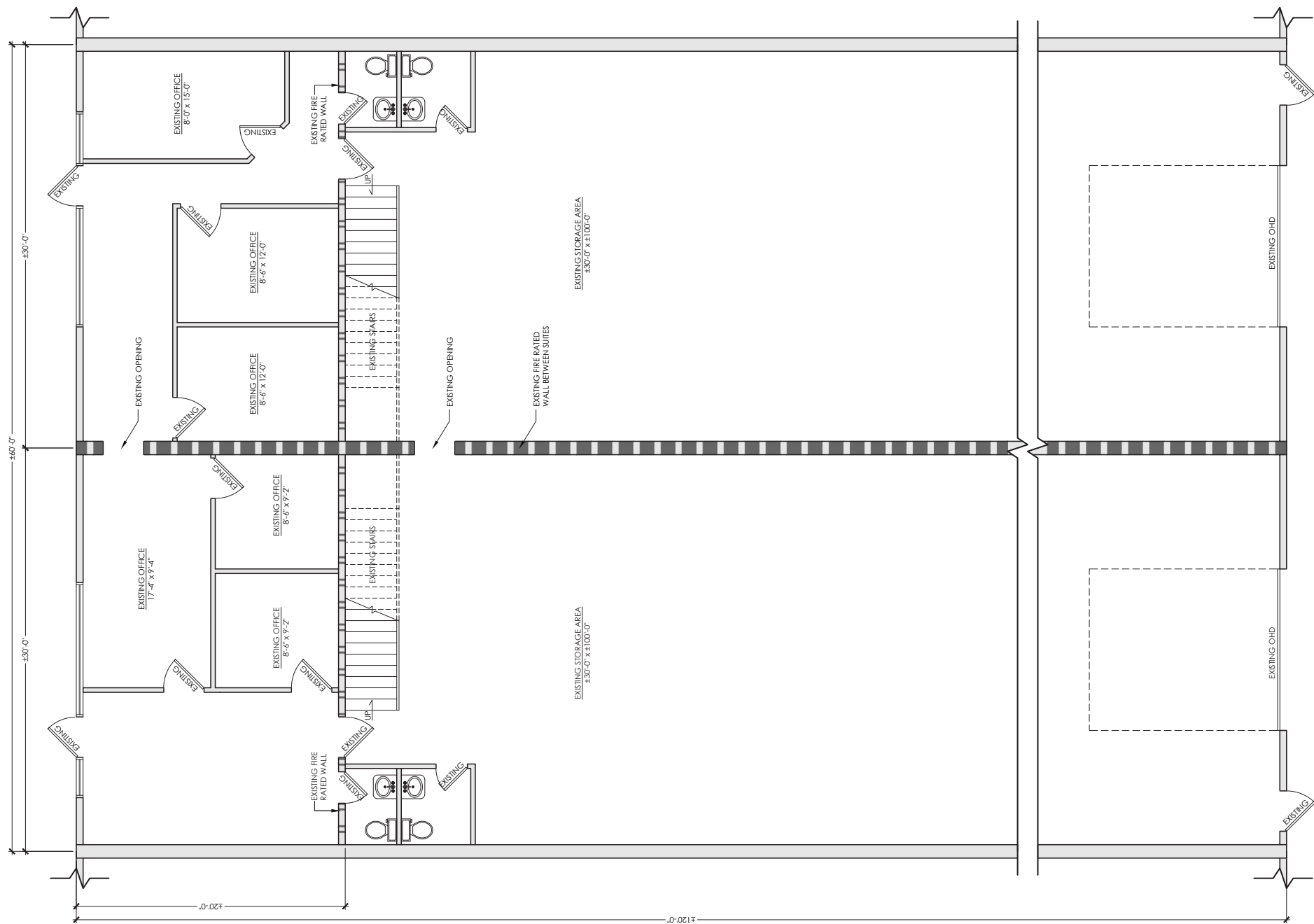
Operating Costs: \$6.08 PSF

Availability: 30 Days

Sublease Rate: \$12.00 PSF **\$10.50 PSF**

Sublease Expiry: September 30, 2028





KEEP IN TOUCH

