

## 16309 & 16311 132 AVENUE, EDMONTON, AB



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## 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 SFWarehouse:3,000 SFTotal:3.600 SF

**Loading Door:** (1) 12'x14' Grade

\*Bonus 600 SF concrete mezzanine with

offices

#### **UNIT 16311**

Main Floor Office:600 SFWarehouse:3,000 SFTotal:3,600 SF

**Loading Door:** (1) 12'x14' Grade

\*Bonus 600 SF concrete mezzanine with

offices

Power:To be Verified by TenantHeating:Forced Air & AC in Offices - Unit Heater in

Warehouse

Clear Height: 20'

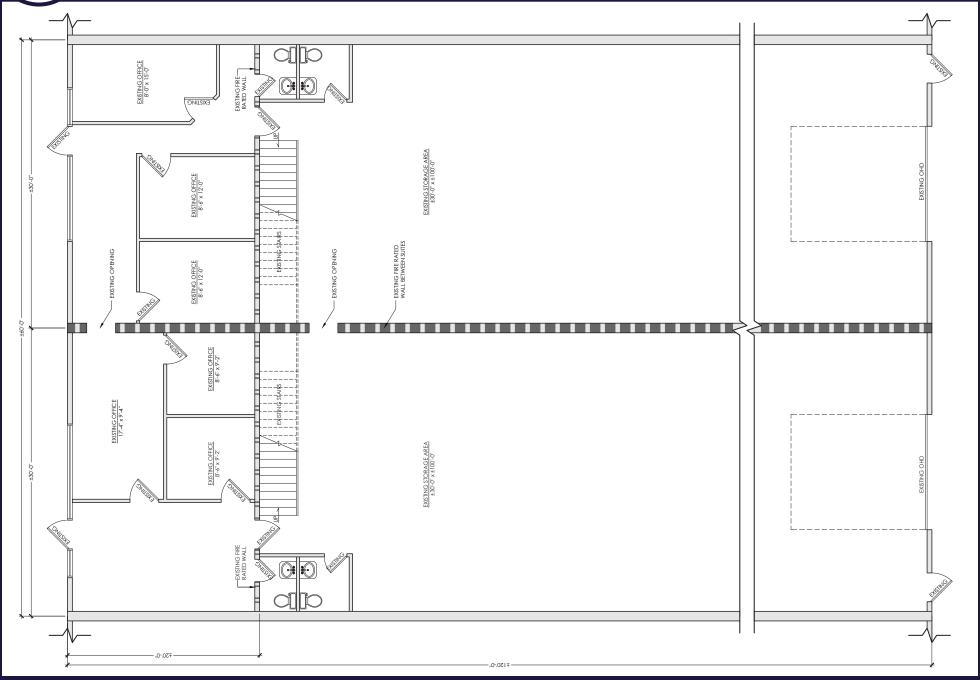
**Zoning:** IM - Medium Industrial

Operating Costs: \$6.08 PSF
Availability: 30 Days

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

**Sublease Expiry:** September 30, 2028







# KEEP IN TOUCH



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