

# 16309 & 16311 132 AVENUE, EDMONTON, AB

**3,600 SF INDUSTRIAL WAREHOUSE BAY WITH YARD STORAGE**

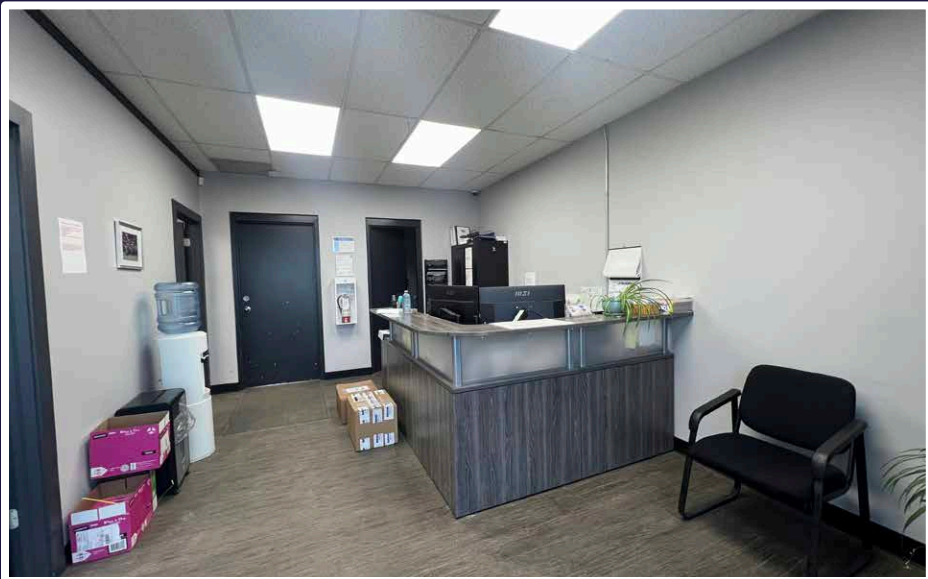
**REDUCED SUBLEASE RATE**





## PROPERTY HIGHLIGHTS

- 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 - LEASED**

**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

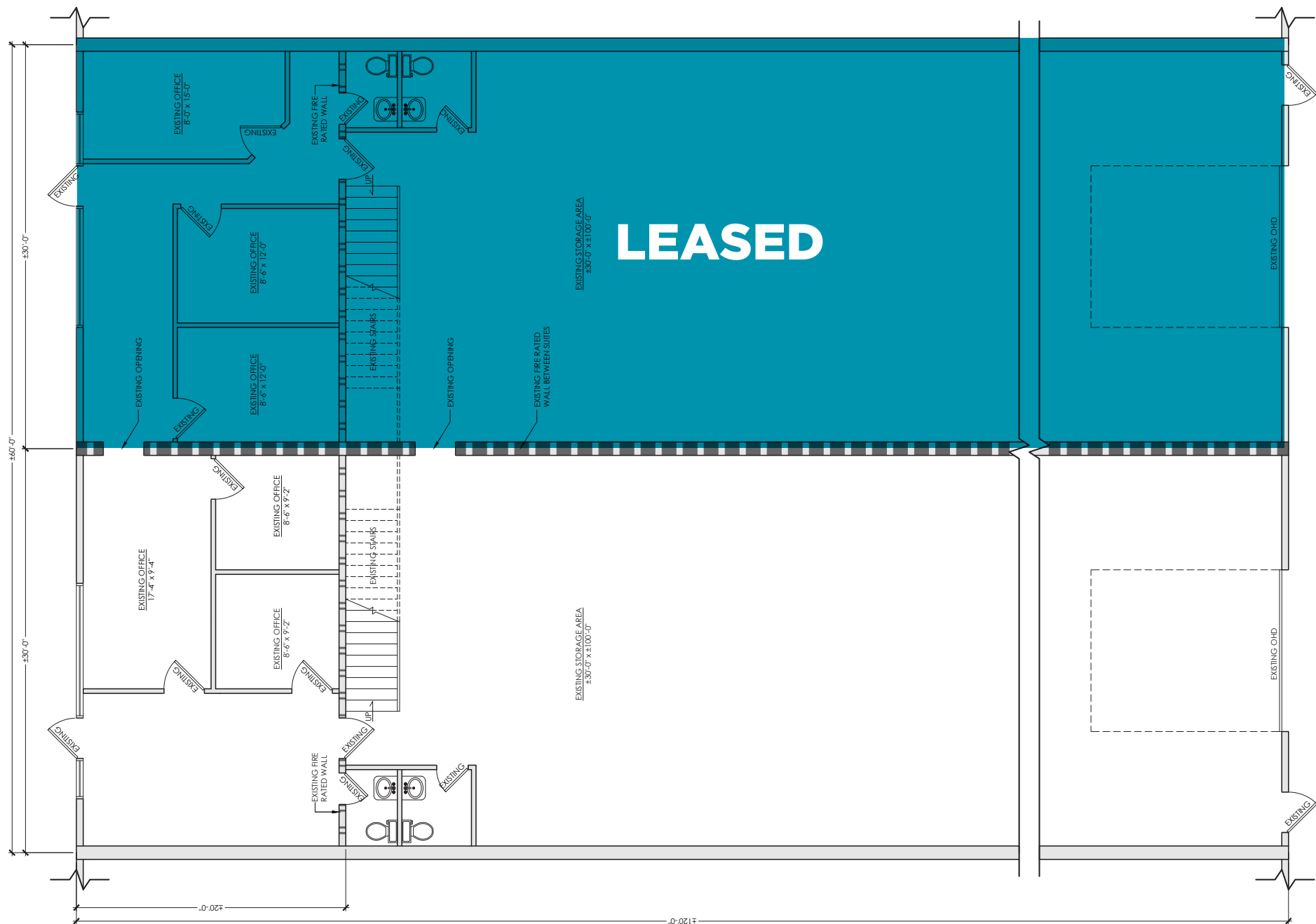
**Operating Costs:** \$6.08 PSF

**Availability:** 30 Days

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

**Sublease Expiry:** September 30, 2028







# KEEP IN TOUCH

