

MAYFIELD PLAZA

11316 163 Street | Edmonton | AB

NICOLE MCKAY

Associate

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INDUSTRIAL FOR LEASE

2,032 SF

GRADE LOADING SMALL
BAY WITH FENCED YARD

IMPROVED RATES & RECENT UPGRADES



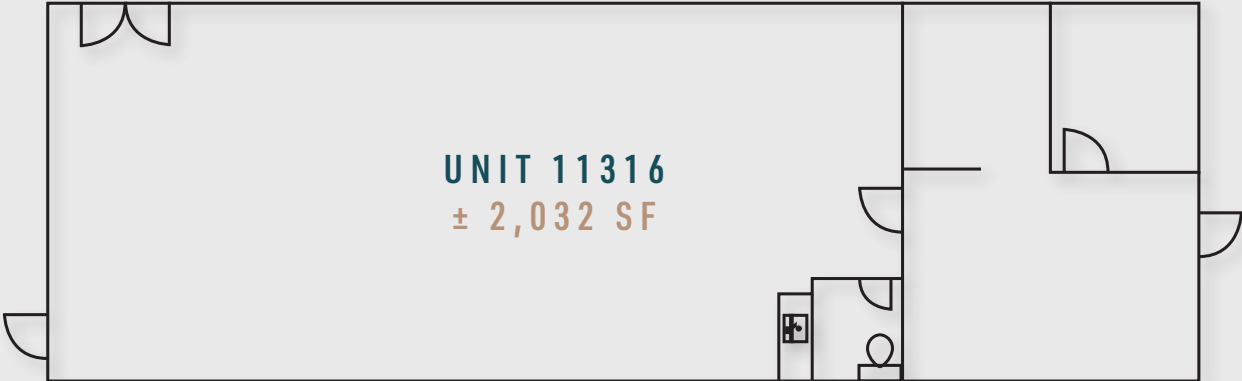
- ± 2,023 SF grade loading warehouse with open showroom at front of bay
- Recent improvements throughout including new paint and LED lighting
- Ample parking available with four access points into site and several bus stops nearby
- Fully paved site with fenced yard compound rent free
- Easily accessible off Mayfield Road, 170th Street, and other major arterial roadways

PROPERTY FEATURES

Vacancy	Unit 11316 +/- 2,032 SF - PENDING	Ceiling	14' Clear
Available	Immediately	Loading	(1) 14' x 14' Grade
Municipal	11316 163 Street, Edmonton, AB	HVAC	TBC
Legal	Plan 9820957; Block 1; Lot 8	Drainage	Dual Sump
Access	163 Street; 114 Avenue	Power	100A, 120/208V, 3-Phase (TBC)
Zoning	IM (Medium Industrial)	Lighting	LED
Basic Rent	\$9.00 PSF	Yard Details	Fenced and paved
Op Costs	\$8.25 PSF (2024 est.)	Parking	Scramble
		Signage	Fascia



FLOOR PLAN



FENCED YARD

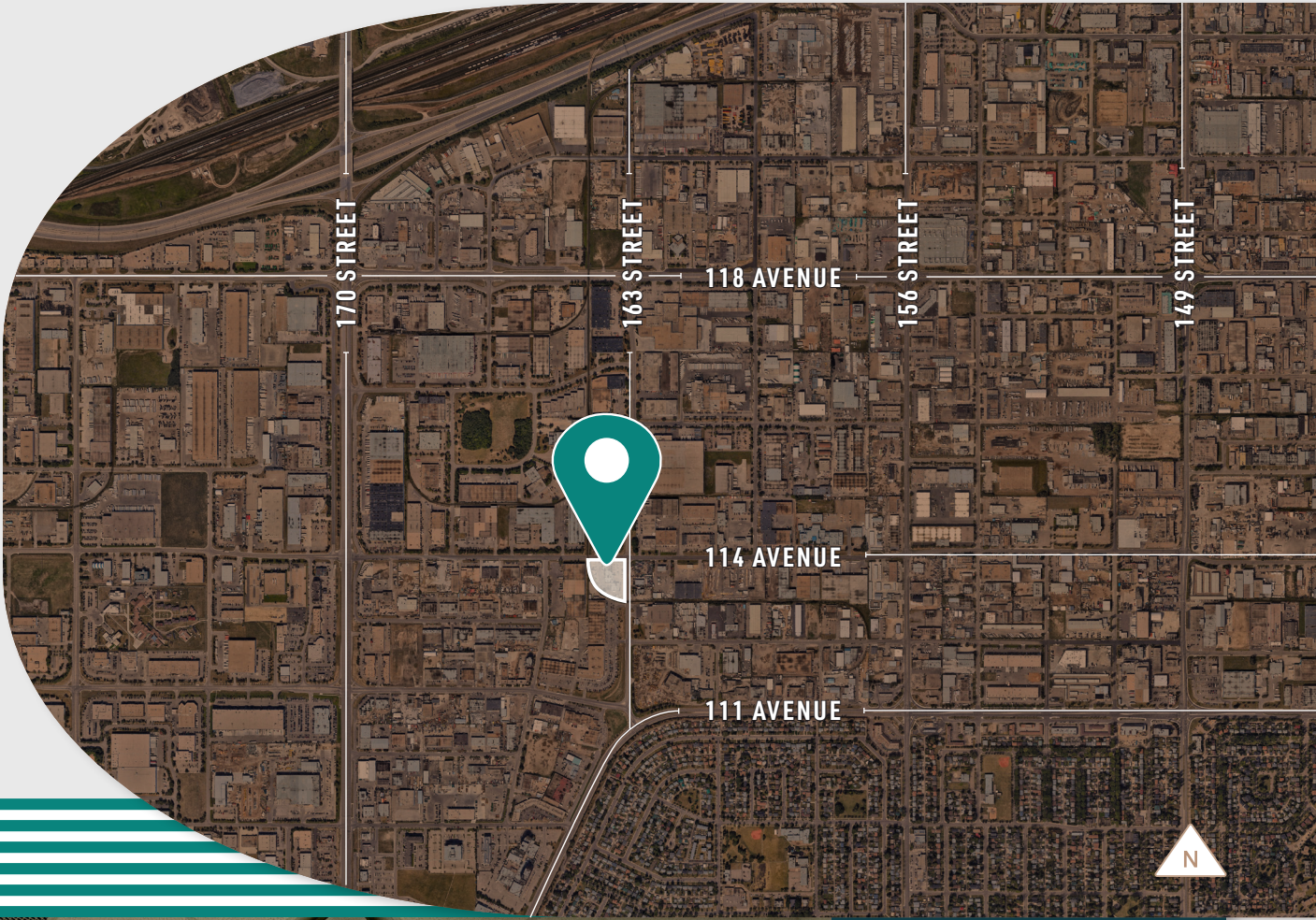


AMPLE PARKING



GRADE LOADING

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