**NICOLE MCKAY** Associate 780.540.5323 nicole.mckay@omada-cre.com

## INDUSTRIAL FOR LEASE

2,032 SF

**GRADE LOADING SMALL BAY WITH FENCED YARD** 



- ± 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

**Available** Immediately

Municipal 11316 163 Street, Edmonton, AB

Legal Plan 9820957; Block 1; Lot 8

Access 163 Street; 114 Avenue

Zoning IM (Medium Industrial)

Basic Rent \$9.00 PSF

**Op Costs** \$8.25 PSF (2024 est.)

Ceiling 14' Clear

Loading (1) 14' x 14' Grade

**HVAC** TBC

**Drainage** Dual Sump

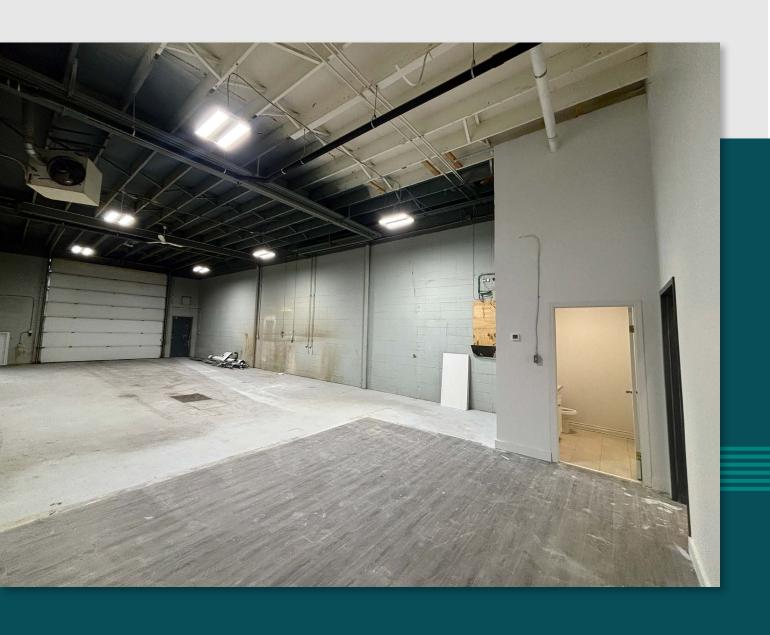
**Power** 100A, 120/208V, 3-Phase (TBC)

**Lighting** LED

Yard Details Fenced and paved

Parking Scramble

Signage Fascia



## FLOOR PLAN

