

# FOR LEASE

## INDUSTRIAL OFFICE/WAREHOUSE

1220-70 Avenue NW, Edmonton, AB



### HIGHLIGHTS

- 18,300 sq ft (+/-) industrial office/warehouse space
- 1,800 sq ft (+/-) front office space
- In floor heating in warehouse
- (4) 14' x 14' OH grade doors
- Excellent access to 17 Street, Sherwood Park Freeway and Anthony Henday
- Located in Southeast Industrial

### CONTACTS

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T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	1220-70 Avenue NW, Edmonton, Alberta
LEGAL DESCRIPTION	Plan: 7920262; Block: 1; Lot: 10
ZONING	IM
OFFICE	1,800 sq ft
WAREHOUSE	<u>16,500 sq ft</u>
TOTAL SQUARE FEET	18,300 sq ft (+/-)
YARD SIZE	Negotiable
LOADING DOORS	(4) 14' x 14' (grade)
POWER	400 amp, 600 volt (TBV)
PARKING	Ample

## FINANCIALS

LEASE RATE	\$9.00/sq ft
OPERATING COSTS	\$6.50/sq ft (includes taxes, insurance, property maintenance and snow removal)
TERM	Five (5) year preferred
POSSESSION	Immediate

## ADDITIONAL INFO

- A/C in office
- In floor heating in warehouse



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## AERIAL PHOTO



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PROPERTY LOCATION



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