

# FOR LEASE

## INDUSTRIAL WHSE/SHOWROOM/OFFICE

12523-60 Street NW, Edmonton, Alberta



### HIGHLIGHTS

- 7,500 sq ft (+/-) industrial warehouse with showroom and office space
- Fenced, gated, graveled yard space
- Grade loading, dual compartment sumps
- Main floor includes warehouse, tool crib, showroom, 2 offices, storage & washroom
- 2nd floor office mezzanine includes kitchen, washroom, lunchroom & office
- Excellent access to Yellowhead Trail, Wayne Gretzky Drive, 66 Street & 137 Avenue

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	12523-60 Street NW, Edmonton, AB T5W 5J5
LEGAL DESCRIPTION	Plan: 8222594; Block: 3; Lot: 3
ZONING	IM (Medium Industrial)
TYPE OF SPACE	Industrial
OFFICE	1,040 sq ft (+/-)
SHOWROOM	1,960 sq ft (+/-)
WAREHOUSE	4,500 sq ft (+/-)
TOTAL	7,500 sq ft (+/-)
OFFICE MEZZANINE	925 sq ft (+/-)
GRADE LOADING	2 - 16' x 14'
HEATING	HVAC & Radiant
POWER	3x 225 amp, 120/208 volt, 3 phase, 4 wire (tbc)
SUMP	3x dual compartment sumps
CEILING HEIGHT	24' (+/-)



## FINANCIALS

LEASE RATE	\$12.75
OPERATING COSTS	\$4.96/sq ft (taxes & insurance)
POSSESSION	Negotiable

## ADDITIONAL INFO

- Fenced, gated, graveled yard space
- Additional yard access through adjoining lot
- 2nd floor office mezzanine
- 3 x dual compartment sumps

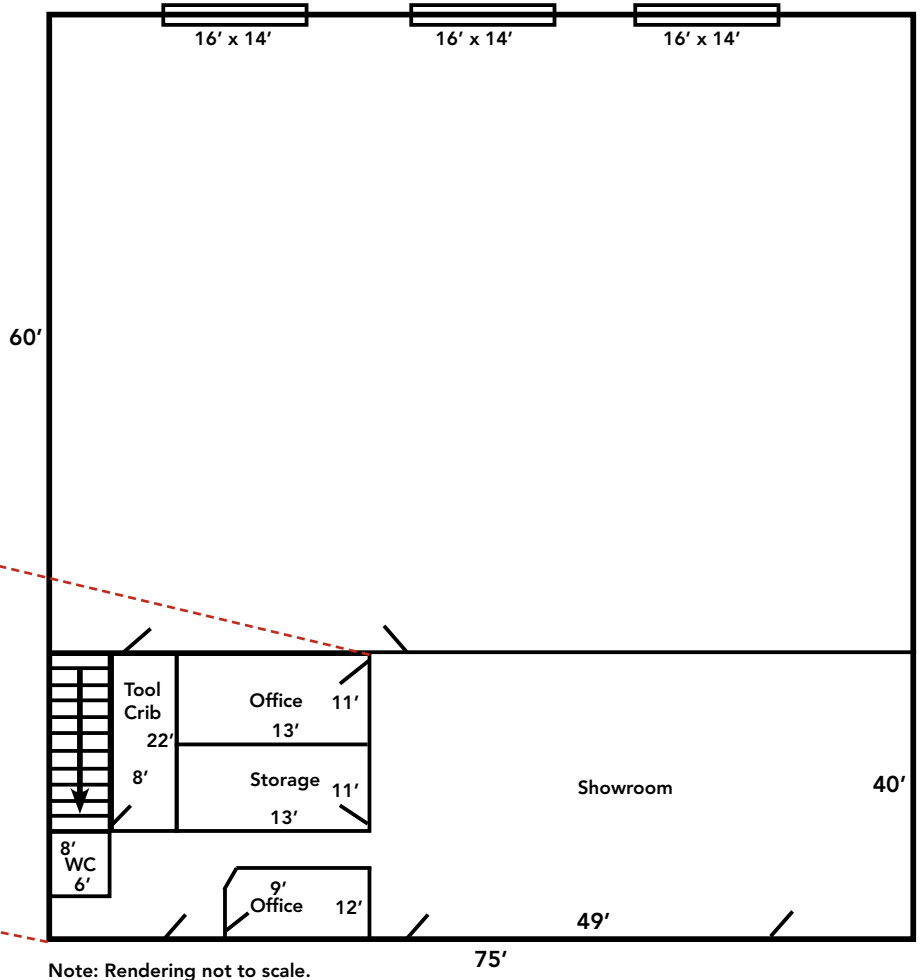


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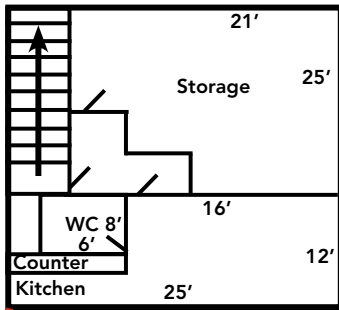
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# MAIN FLOOR PLAN



# 2ND FLOOR MEZZANINE



Note: Rendering not to scale.

# OUTSIDE PHOTOS



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# PROPERTY LOCATION



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