

INDUSTRIAL BAY

17336 - 17340 106A AVE NW, EDMONTON

FOR LEASE



PROPERTY HIGHLIGHTS

Excellent industrial space in West Edmonton. 8,476 SF bay with 5,776 SF warehouse and 2,700 SF office spaces. Easy access to Anthony Henday Drive, Yellowhead Trail and Whitemud Drive. Comes with one loading dock 8 x 8 and two grade level overhead doors 12 x 12. It has fenced and secure yard and 16 feet clear ceiling height, fluorescent lighting, 3 forced air heaters for the warehouse and 2 rooftop units for the office areas. There exists a compressor line, a chemical storage room, an emergency shower and 450 SF mezzanine storage space in the warehouse area. In the front side there are two separate office areas, approximately 1,350 SF each; one side has 1 entrance and 1 washroom and the other side has 2 entrances and 2 washrooms. Please check it out.

- + 8,476 SF Total space; 5,776 SF Warehouse and 2,700 SF Office Space
- + One Dock 8' x 8' and 2 Grade 12' x 12' Loading
- + Fenced and Secured Yard



RE/MAX EXCELLENCE
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INDUSTRIAL BAY

PROPERTY DETAILS

Available Area:	8,476 SF
Legal Description:	Plan 7621205, Block 6, Lot 9
Zoning:	IB
Ceiling:	16 FT Clear
Drainage:	Sump
Power:	440 Volts, 600 Amps
Lighting:	Fluorescent, 8 FT tubes
Loading:	One Dock 8'x 8', Two Grade 12'x12'
Rent:	\$9.00 PSF
Operating Costs:	\$4.50 PSF Including tax (2021 estimate)
Yard:	Fenced & secured
Availability:	Immediate

LOCATION

