

\$14.00/SQ.FT.
GROSS RATE

10783 - 180 STREET
EDMONTON, ALBERTA

Property Highlights

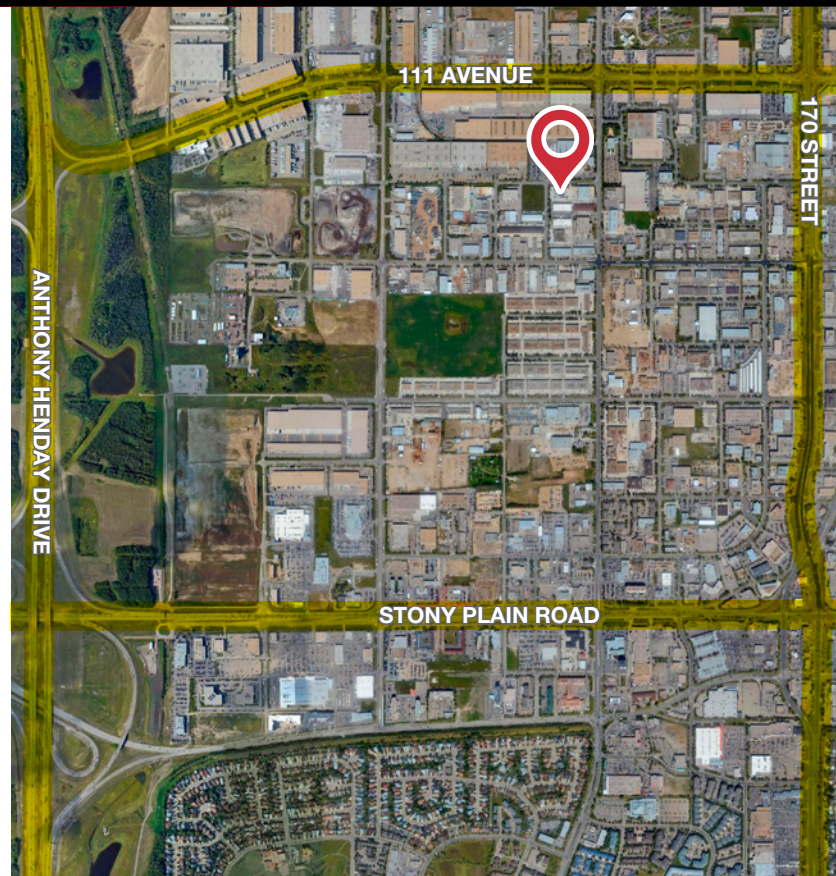
- Strategically located in West Edmonton
- With easy access to Stony Plain Road, Anthony Henday Drive and Yellowhead Highway
- Industrial bay with offices or showroom, kitchenette, 2 bathrooms
- 3,200 to 6,400 sq.ft.± of open bay
- 12'x 16' grade or dock loading overhead door
- 200 amp power per suite (To be verified)
- Move in ready with updated flooring for new tenant with option to revise layout
- Double row surface parking
- Well maintained and managed property

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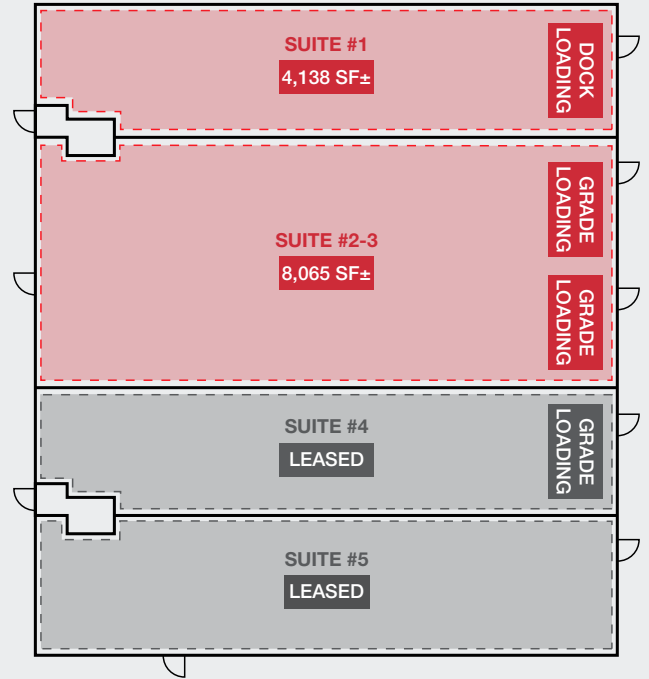
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FOR LEASE
WEST END INDUSTRIAL BUILDING
THREE INDUSTRIAL SUITES 3,948 - 8,065 SQ.FT.±

ADDITIONAL INFORMATION

SIZES AVAILABLE Suite #1: 4,138 sq.ft.±
 Suite #2-3: 8,065 sq.ft.±

OFFICE SIZE	800 sq.ft. (per suite)
LEGAL DESCRIPTION	Lot: 1, Block: 4, Plan: 7820005
ZONING	IM - Medium Industrial
CEILING HEIGHT	19 ft.
HEATING	Furnace
POWER	200 amp per suite (To be verified)
LOADING	Suite #1: One dock loading door Suite #2-3: Two grade loading doors Suite #4: One grade loading door
PARKING	Double row
AVAILABLE	30 days notice
LEASE TERM	3-5 years
MODIFIED GROSS RATE	\$14.00/sq.ft./annum Includes common area maintenance, property taxes, building insurance, management fees. Utilities not included.

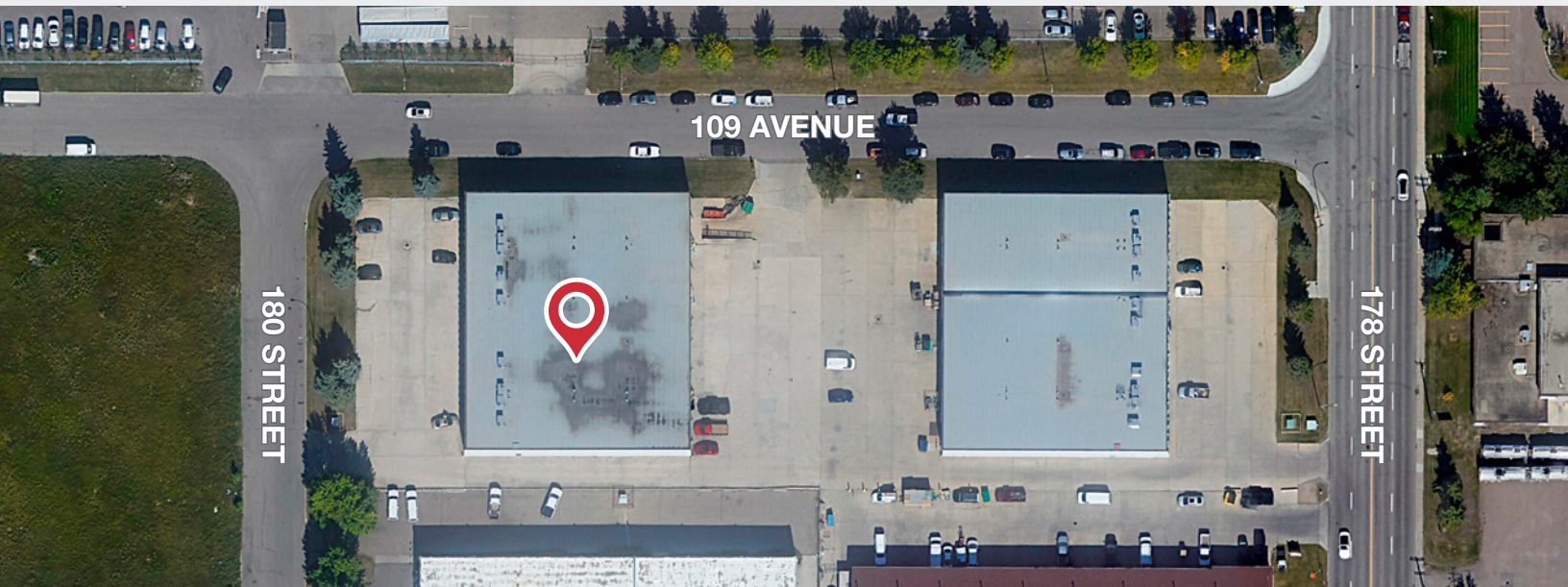


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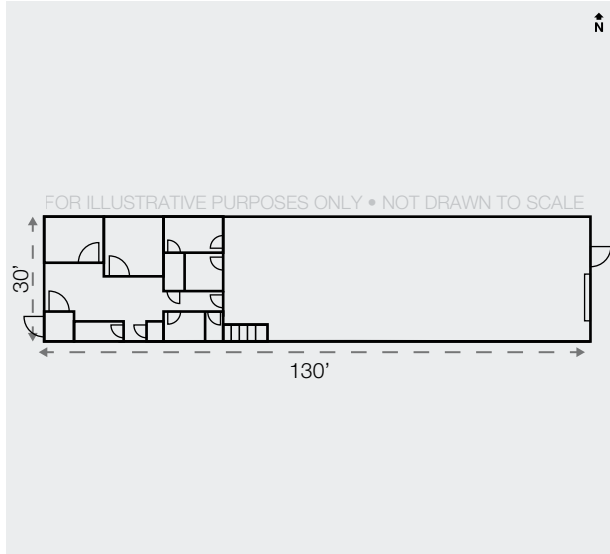
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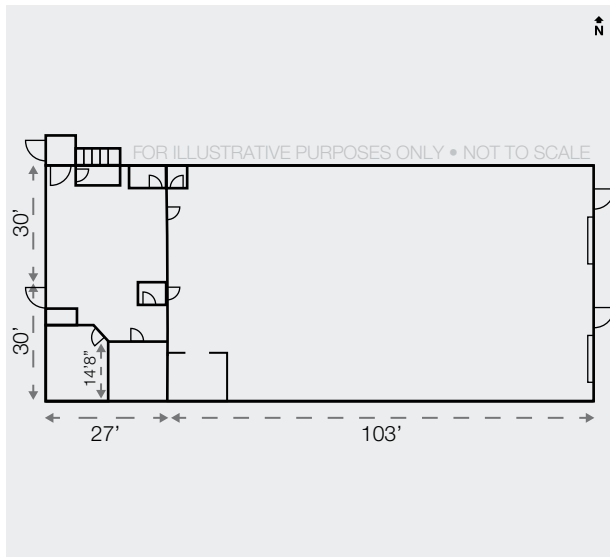
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SUITE #1, 10783 - 180 STREET: 4,138 SQ.FT.±



AVAILABLE WITHIN 30 DAYS NOTICE

SUITE #2-3, 10783 - 180 STREET: 8,065 SQ.FT.±



AVAILABLE WITHIN 30 DAYS NOTICE

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