



## Two Dock & One Grade Bays Available

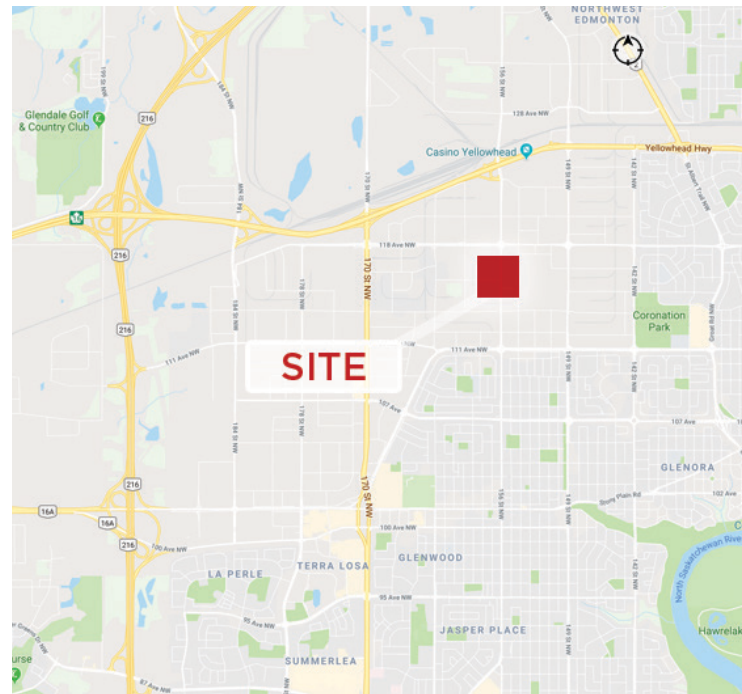
### Property Highlights

- Close to major roadways including Yellowhead Trail, Anthony Henday, 170 Street and 118 Avenue
- Bays ready for tenant improvements
- Below market operating costs

### Building Features

Neighbourhood: Alberta Park Industrial

Zoning: IM - Medium Industrial

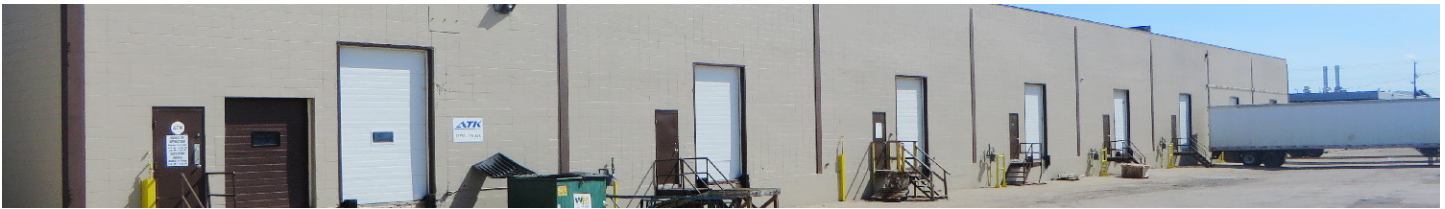


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	Unit 15751	Unit 15767	Unit 15731
<b>Size:</b>	4,720 SF	3,260 SF	4,720 SF
<b>Loading:</b>	10' x 12' Dock	12' x 14' Grade	12' x 14' Dock
<b>Lease Rate:</b>	\$11.00 per SF	\$12.00 per SF	\$11.00 per SF
<b>Clear Height:</b>	21'6"	22'6"	21'6"
<b>Power:</b>	TBV by Tenant	TBV by Tenant	TBV by Tenant
<b>Op. Costs (2023 Est):</b>	\$3.73 per SF	\$3.73 per SF	\$3.73 per SF
<b>Availability:</b>	Immediately	Immediately	Immediately
<b>Features:</b>	Currently open concept area with one over sized office, office washroom & shop washroom. Office space is approximately 700 SF	Ready for tenant improvements. Office space is approximately 675 SF.	Move in ready small bay distribution space, featuring approximately 350 SF of office space.



**Aerial**



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