



Grade Loading Bay

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
Ceiling Height:	18' Clear
Power:	TBC



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Unit 15687

Size: 3,260 SF

Loading: (1) 12' x 14' Grade

Lease Rate: \$11.00 per SF

Op. Costs (2023 Est): \$3.73 per SF

Availability: Immediately

Features: Recently updated office area, approximately 600 SF



Aerial



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