



FOR LEASE

HIGH PARK STORAGE BAYS

15307 114 Avenue NW,
Edmonton, AB



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THE OPPORTUNITY | INDIVIDUAL BAYS FOR LEASE

- Prime West Edmonton location with easy access to 149 Street, 156 Street, and 111 Avenue
- One (1) 12' x 14' Grade Loading Door per Bay
- Bay 9 Two (2) 12'x 14' Loading Doors
- Includes sump and radiant heaters
- TELUS fibre high speed internet available in each bay
- Central air compressor
- 3 year minimum Lease Term
- Call listing agent for current availability
- Excellent facility for retail/general storage

ENTIRE PROPERTY

Municipal Address:	15307 114 Avenue NW, Edmonton, AB
Site Size:	0.91 Acres
Legal Description:	Plan RN58; Block 3; Lot 6
Neighbourhood:	High Park Industrial
Parking:	1 tandem stall per bay + 2 extra tandem stalls
Power:	To be determined
Ceiling Height:	16' Clear (TBC)
Structure:	Steel structure, sloped metal roof, metal siding
Zoning:	IM - Medium Industrial
Year Built:	2006
Bay Sizes:	720 SF to 2,052 SF Most bay sizes 1,008 SF
Total Building Size:	±13,278 SF
Total Leasable Area:	±13,011 SF
Loading Doors:	(1) Grade 12' x 14' Grade per Bay
Number of Bays	12
Taxes:	\$56,925.70 (2022)
Lease Rate:	\$1,750/Month Gross
Availability:	Immediately





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