

FOR SUBLEASE

SUNWAPTA BUSINESS PARK

Bays 1 & 2, 18565/69 105 Avenue, Edmonton, AB

23,188 SF End-Cap Opportunity

Chris Sieben

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PROPERTY HIGHLIGHTS

Motivated Sublandlord

End-cap opportunity with wrap-around north-west facing glazing

Clean, move-in-ready space

Excellent northwest Edmonton location with access to Stony Plain Road, Whitemud, Anthony Henday & Yellowhead

Dock and grade loading



ANTHONY HENDAY DRIVE

PROPERTY DETAILS

ADDRESS Bays 1 & 2, 18565/69 105 Avenue, Edmonton, AB

VACANCY 23,188 SF

ZONING (IM) - Medium Industrial

CEILING HEIGHT 28' Clear

LOADING (1) 20' x 24' Grade door (4) 8'x10' Dock doors

POWER 200 Amp, 347/600 Volt, 3 Phase, 4 Wire (TBC) LIGHTING T5 high output lighting

COLUMN SPACING 55' × 60'

OPERATING COSTS \$4.51 per SF (2024)

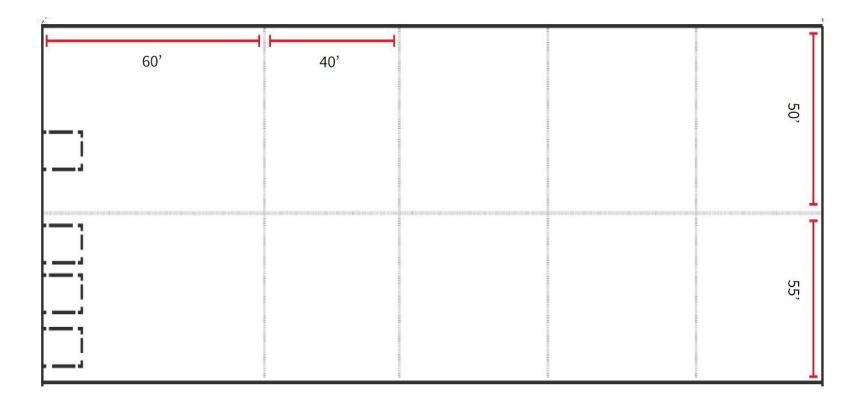
LEASE RATE Market

SUBLEASE EXPIRY November 30, 2025

AVAILABILITY Immediately

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FLOOR PLAN





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