

PROPERTY HIGHLIGHTS

- Warehouse, reception, 2 offices, kitchenette, 2 washrooms.
- Potential yard storage available.
- Building signage available.
- Potential room for future expansion.

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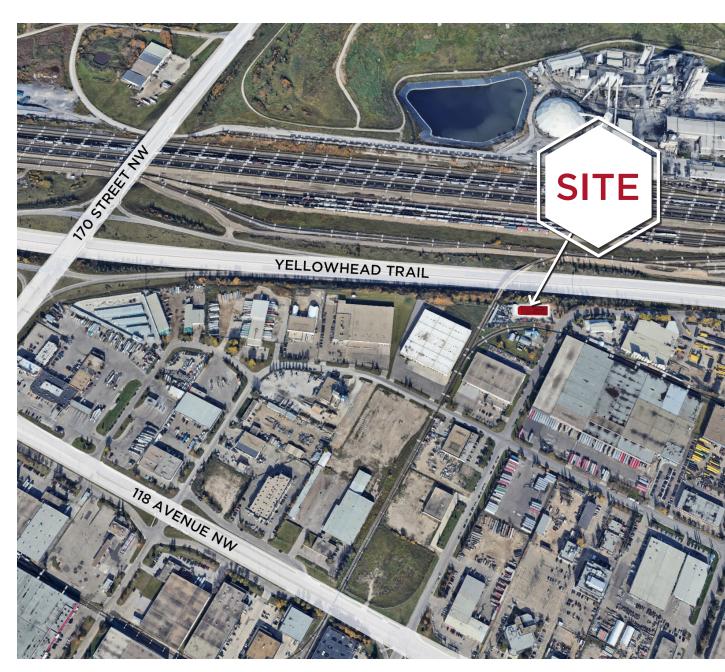
CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

PROPERTY DETAILS

Municipal Address:	12230 163 Street
Year Built:	2000
Market:	Carleton Square Industrial
Main Floor Office:	1,500 SF
Warehouse:	1,000 SF
Total:	2,500 SF
Power:	400 Amp, 3-Phase
Loading Doors:	(1) 10' x 8' Grade

Lighting:	Fluorescent
Heating:	Rooftop Unit (Heat & AC)
Zoning:	IM - Medium Industrial
Ceiling Height:	14'2"
Lease Rate:	\$10.00 per SF
Operating Cost:	\$7.28
Availability:	Immediate

AERIAL

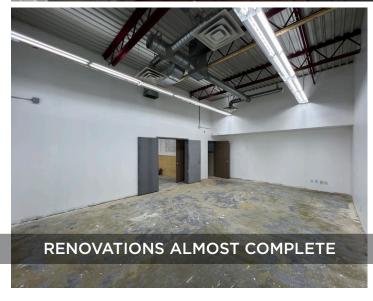


PROPERTY PHOTOS













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