



## 16309 & 16311 132 AVENUE, EDMONTON, AB





### PROPERTY HIGHLIGHTS

- Two bays available at 3,600 SF each
- Yard storage
- Excellent proximity to major arterial roads
- Ample Parking



#### PROPERTY DETAILS

Municipal Address: 16309 & 16311 132 Avenue, Edmonton, AB

Market: Mistatim Industrial

Leasable Area: UNIT 16309

\*Can be subleased separately or together for total of 7.200 SF

**Sublease Expiry:** 

Main Floor Office:600 SFWarehouse:3,000 SFTotal:3,600 SF

**Loading Door:** (1) 12'x14' Grade

\*Bonus 600 SF concrete mezzanine with

offices

**UNIT 16311** 

Main Floor Office:600 SFWarehouse:3,000 SFTotal:3,600 SF

**Loading Door:** (1) 12'x14' Grade

\*Bonus 600 SF concrete mezzanine with

offices

Power: To be Verified by Tenant

Heating: Forced Air & AC in Offices - Unit Heater in Warehouse

Zoning: IM - Medium Industrial

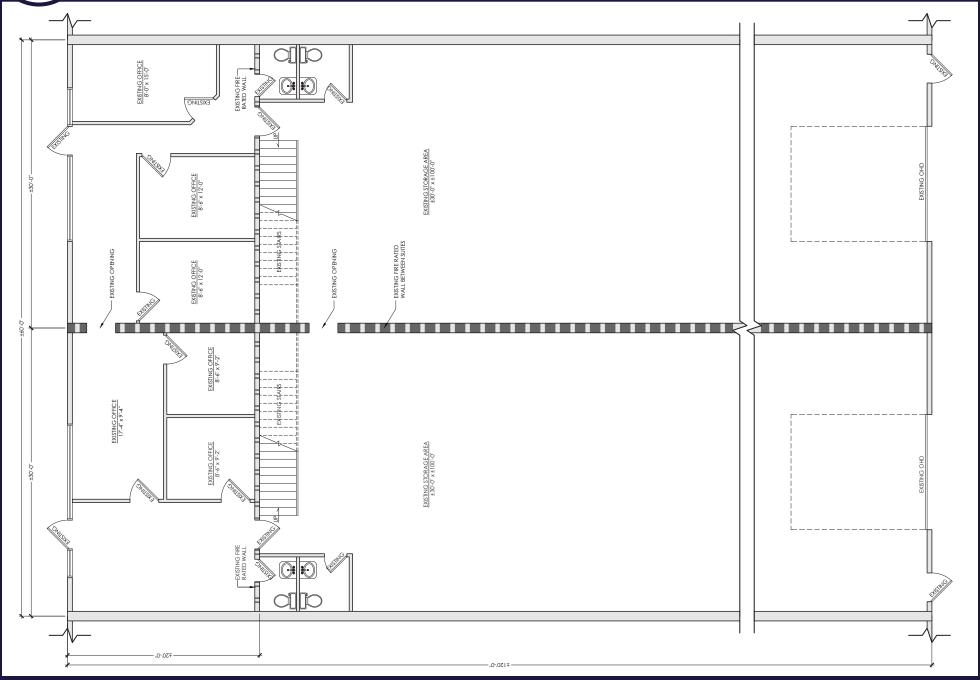
Operating Costs: \$6.08 PSF

Availability: 30 Days

Sublease Rate: \$12.00 PSF

September 30, 2028







# KEEP IN TOUCH



#### CUSHMAN & WAKEFIELD Edmonton

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