FOR SUBLEASE INKIND EXCHANGE OFFICE/WAREHOUSE SUBLEASE

14710 112 Avenue NW, Edmonton, AB





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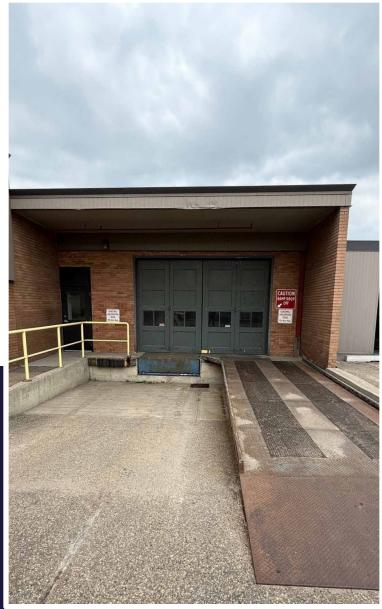
Nicole Stewart Team Coordinator, Unlicensed <u>587-589-4215</u>

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PROPERTY DETAILS







- Excellent proximity to 111 Avenue and 149
 Street, with easy access to Yellowhead Trail and Anthony Henday Drive
- Sublease Expiry April 30th, 2027

| Municipal Address: | 14710 112 Avenue NW, Edmonton |
|--------------------|---|
| Zoning: | IM - Medium Industrial |
| Leasable Area | Main Floor Office: 4,330 SF Garage Area: 643 SF Warehouse: 11,513 SF Total: 16,486 SF |
| Loading Doors: | 10'x14' Grade with 23'x25' Recessed Dock |
| Clear Height: | Warehouse: 13.5' Garage Area: 12' |
| Column Grid: | 23'x25' |
| Power: | 1,600 Amp, 120/208 Volt, 3 Phase, 4 Wire (Main) |
| Availability: | Immediately |
| Sublease Rate: | \$8.00 per SF |
| Operating Cost: | To be Confirmed |
| Sublease Expiry: | April 30, 2027 |

PROPERTY HIGHLIGHTS





KEEP IN TOUCH







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