



## Quinco Building

### Fully fixtured main floor space available

- Modern building with prominent signage and exposure to 156 Street and 123 Avenue
- Location offers convenient access to Yellowhead Trail, West Edmonton and surrounding areas
- Tenant will benefit from the ample surface parking and loading bay access

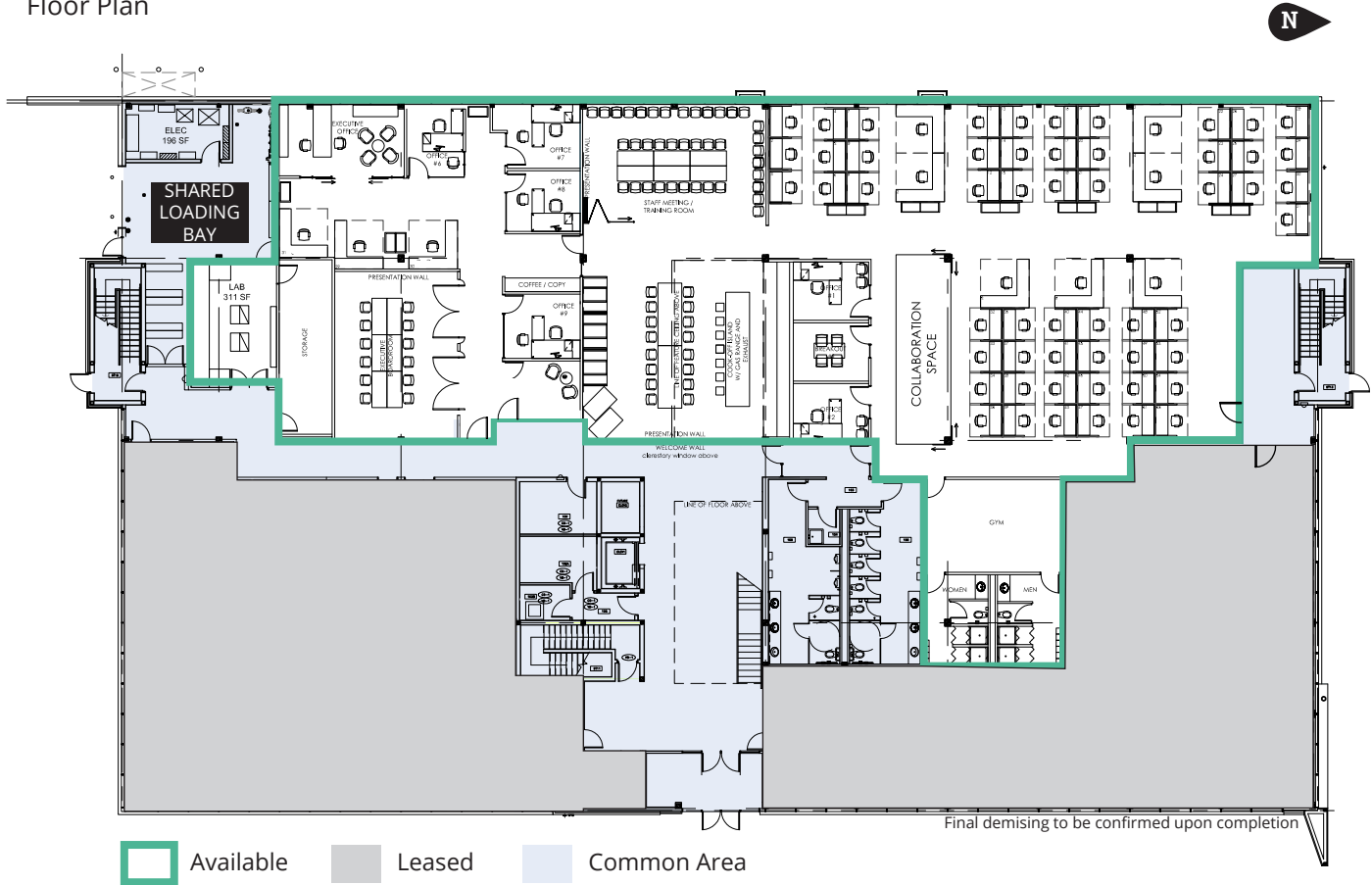
### Get more information

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# For lease







## Floor Plan



### Offering Summary

Area Available:	12,471 sf
Base Rent:	\$19.00 psf
Additional Rent:	\$17.17 psf includes utilities & janitorial
T.I. Allowance:	Negotiable
Parking:	4/1,000 sf surface stalls free of charge
Zoning:	IB (Industrial Business)
Signage:	Exterior building signage available

### Highlights

-  Fibre optics throughout (TELUS and SHAW)
-  Access to shared loading dock/storage area
-  Ample surface parking available
-  Electric charging stations onsite
-  Fitness room within the premises
-  Back up diesel generator and 150 KVA UPS transformer

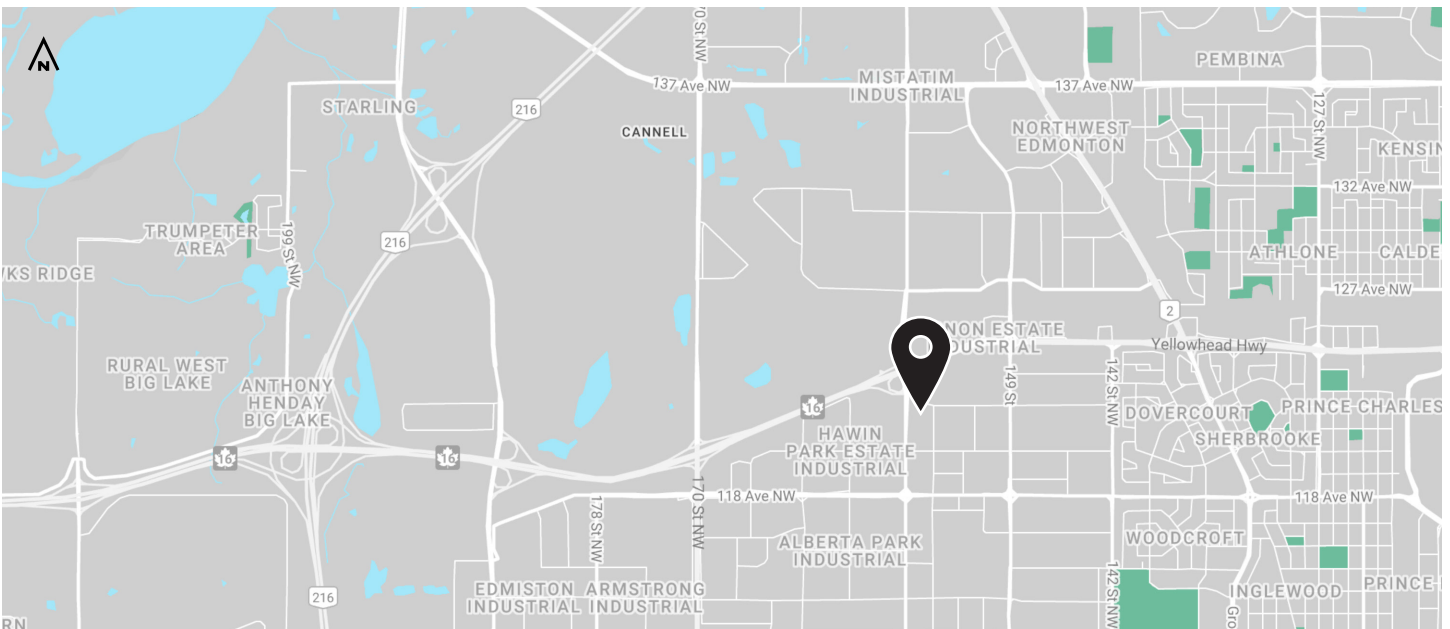






For lease

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