

FOR LEASE

SMALL WAREHOUSE WITH DOCK LOADING

NAI Commercial



10305 - 174 STREET | EDMONTON, AB | WAREHOUSE

PROPERTY DESCRIPTION

- 1,633 sq.ft.± dock warehouse
- Back shop only
- Close proximity to 170 Street and Mayfield Road
- Upgraded LED lighting

DAVID SABO

Senior Associate
587 635 2482
dsabo@naiedmonton.com

ED STENGER

Senior Associate
587 635 2483
estenger@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SPACE AVAILABLE	1,633 sq.ft.± shop space only
LEGAL DESCRIPTION	Plan 7720926; Block 10, Lot 7
ZONING	Business Employment (BE)
POSSESSION	May 1, 2024
LEASE TERM	3 to 5 years
CEILING HEIGHT	20.5' clear
LIGHTING	LED
POWER	3 phase, 4 wire (TBC)
GROSS LEASE RATE	\$2,050/month (2024) includes property taxes, building insurance, common area maintenance, management fees and utilities (gas, water and power). Utilities may be adjusted, pending on the usage.

