

**FOR LEASE**

**WEST END INDUSTRIAL BUILDING**

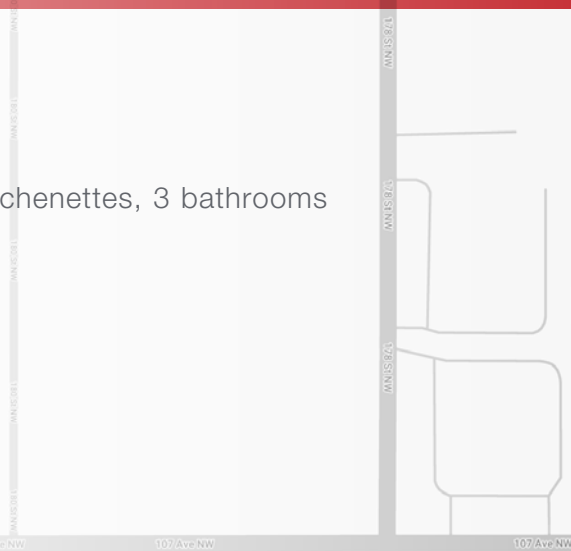
**NAI Commercial**



**10731 - 180 STREET | EDMONTON, AB | INDUSTRIAL BAY**

**PROPERTY DESCRIPTION**

- Strategically located in West Edmonton
- Industrial bay with 7 offices, 1 boardroom plus reception area, 2 kitchenettes, 3 bathrooms
- 2,077 sq.ft.± of open bay
- 12'x 16' grade loading overhead door
- 200 amp power
- Double row surface parking
- Easy access to Stony Plain Road and Anthony Henday Dr.



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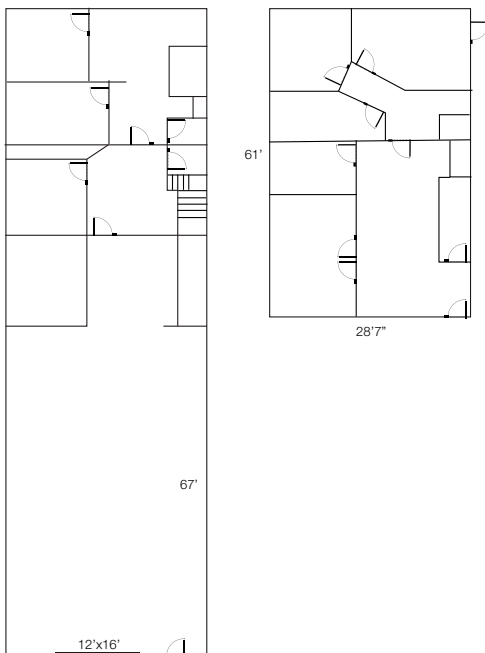
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### ADDITIONAL INFORMATION

SIZE AVAILABLE	5,984 sq.ft.±
LEGAL DESCRIPTION	Lot: 4, Block: 4, Plan: 7820005
ZONING	IM
PARKING	Double row surface parking
LOADING	Grade
OFFICE SIZE	3,907 sq.ft.±
AVAILABLE	30 days
CEILING HEIGHT	19 ft.
HEATING	Furnace
POWER	200 amp (To be verified)
LEASE TERM	3 - 5 Years
MODIFIED GROSS LEASE RATE	\$14.00/sq.ft./annum (2023 budget) Includes common area maintenance, property taxes, building insurance and management fees



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

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