

## Bonaventure Building 14604 134 Avenue

Edmonton, Alberta



## PROPERTY HIGHLIGHTS

- Manufacturing/Distribution space within the Bonaventure Business Park with easy access to St. Albert Trail, the Yellowhead Highway, and the Henday
- 58,515 SF of warehouse/showroom space
- Turn-key improvements available
- Available October 1, 2022

### Site Tour Information

Site tours by appointment only

Miguel Martinez | Edmonton Leasing Manager 780-729-4583 | miguel@yorkrealty.ca

Lucas Leisen | Leasing Administrator 780.934.2929 | lucas@yorkrealty.ca

YORKREALTY.CA

Canadian Western Bank Place

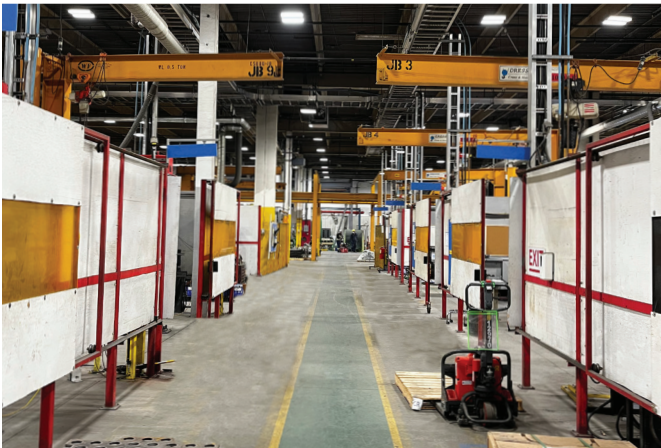
Suite 1600, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6



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## DETAILS

Type	Industrial Showroom/ Warehouse
Zoning	(IB) Industrial Business Zone
Year Built	1979
Ceiling Height	22' Clear
Total Vacant	58,515 SF
Power	400 Amps / 600 Volts
HVAC	Unit heaters and roof top units
Heating	Roof top units
Lighting	To be upgraded to LED
Fiber Optics	Available
Loading	Sixteen (16) loading doors Four (4) Overhead grade doors Twelve (12) Dock Loading Doors

## LEASE INFORMATION

Operating Costs	\$4.23 PSF (est. 2022)
Base Rent	Market
Available	October 1, 2022

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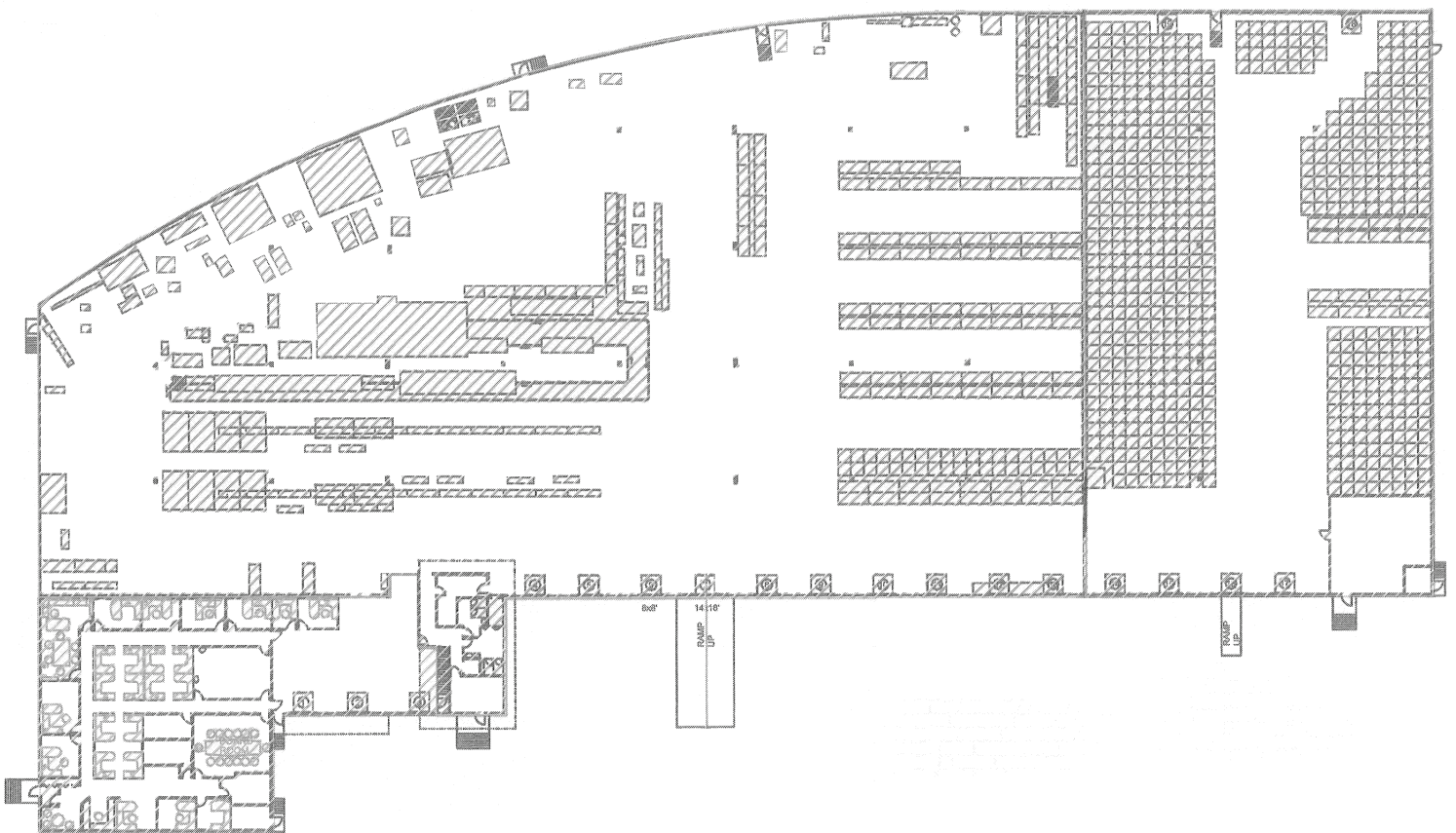
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### FLOOR PLAN





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