

Opus Building - 16310 121A Avenue NW

Edmonton, Alberta



PROPERTY HIGHLIGHTS

- 45,590 SF warehouse with 5,318 SF office space available for lease
- Easy access to Yellowhead Trail, 170 Street and 156 Street
- Ability to add additional grade loading doors
- 43 energized parking stalls
- 0.44 Acres of fence yard included

Site Tour Information Site tours by appointment only

Miguel Martinez | Special Projects Manager
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Canadian Western Bank Place
Suite 1622, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

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DETAILS

Legal Description	Plan 9322615; Block 3; Lot 3B
Zoning	IM - Medium Industrial
Year Built	1993
Total Vacant	45,590 SF
Office Space	5,318 SF
Fenced Yard	0.44 Acres
Ceiling Height	26'
Column Spacing	35' x 45'
Loading	One 14' x 18' Grade door Ability to add additional loading doors
Heating	Unit heater & HVAC office
Lighting	T5H0
Power	600 Amps 600 Volts To be confirmed by the tenant
Sprinklers	Yes
Parking	43 energized stalls
Additional Features	Forklift charging station Paint room chemical storage

LEASE INFORMATION

Base Rent	\$8.00 PSF
Operating Cost	\$4.19 PSF (est. 2019)
Available	Immediately

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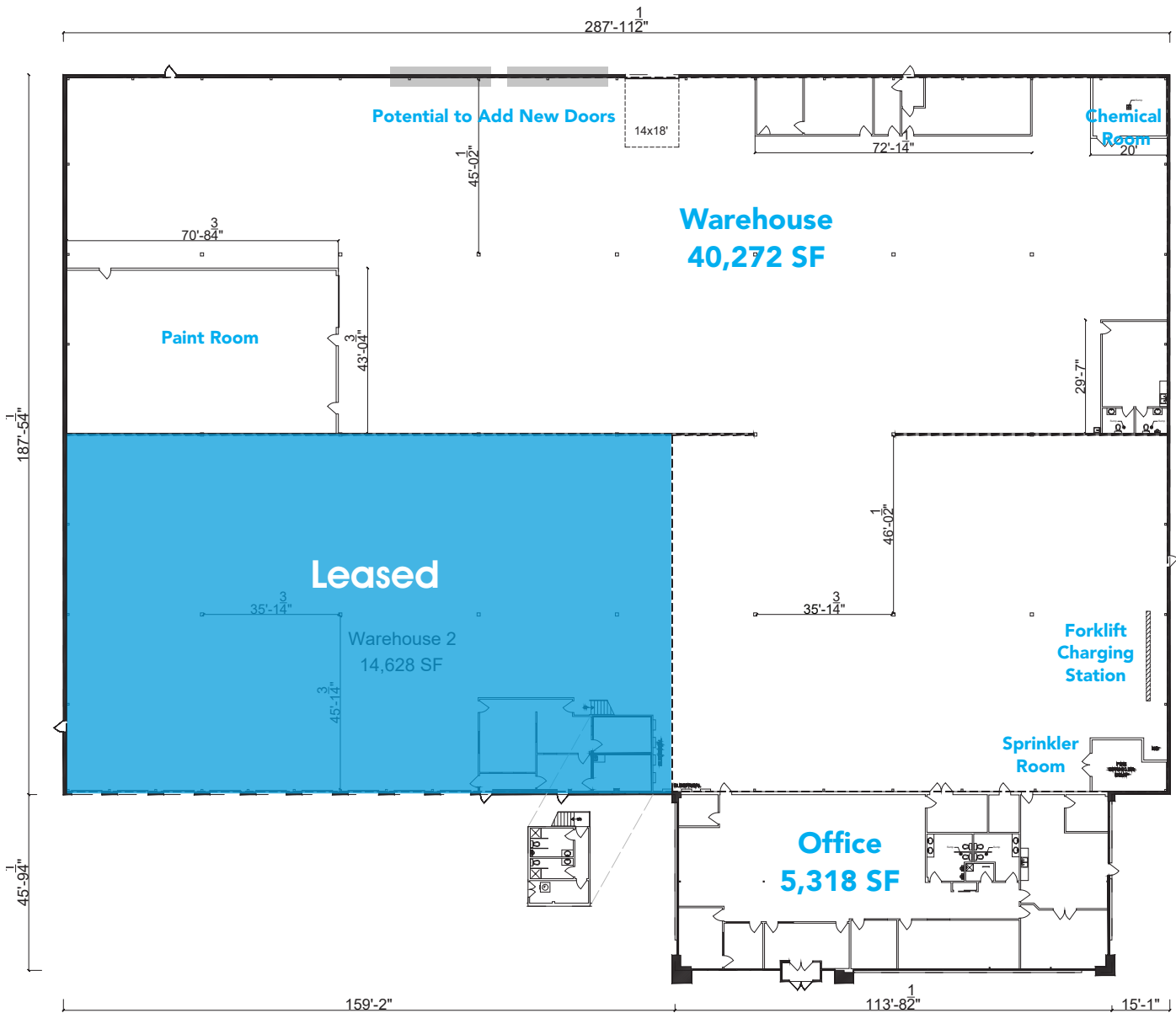
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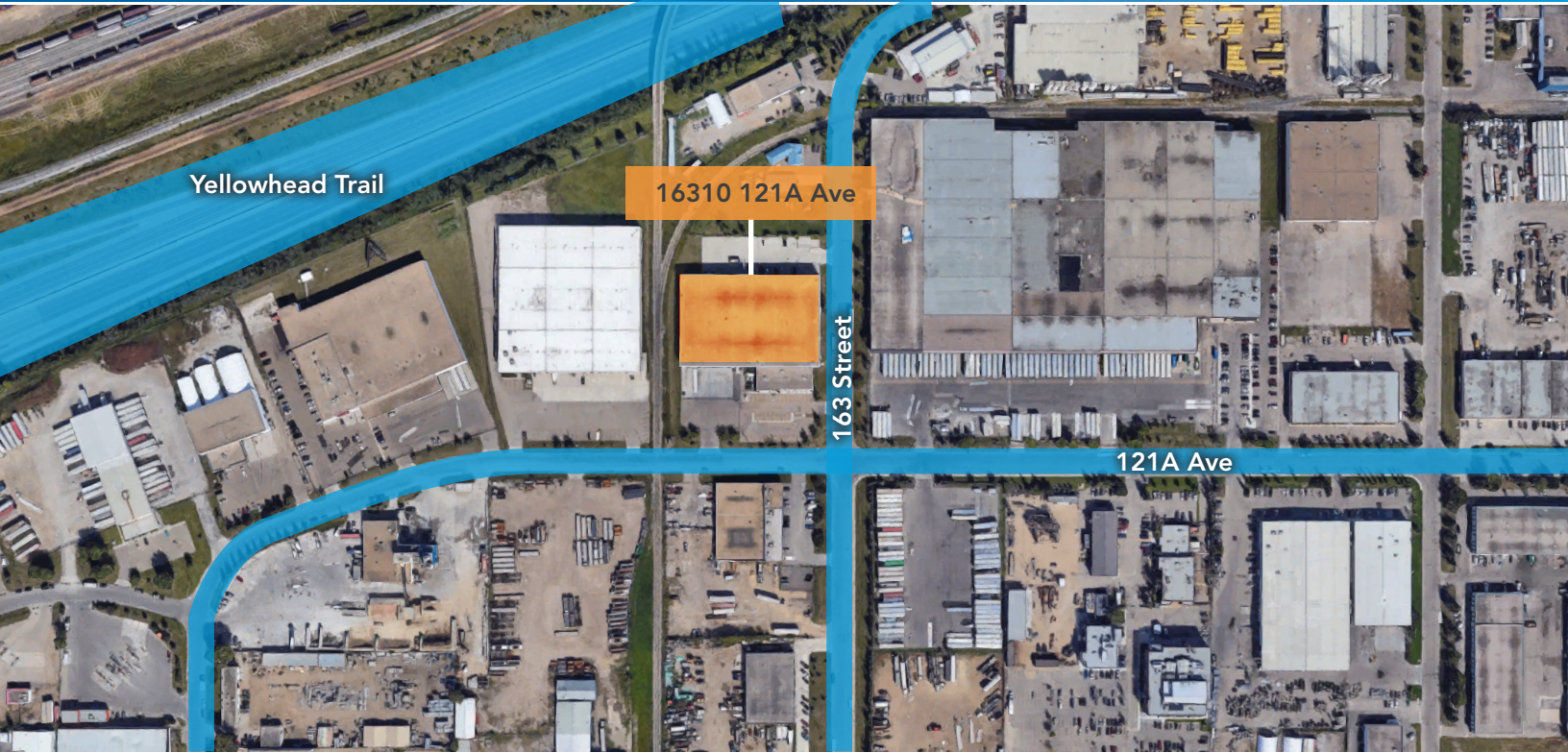
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FLOOR PLAN



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