



PROPERTY FEATURES

- 4,805 SF+/- Office / Showroom / Warehouse
- Exposure to St. Albert Trail 45,700 vehicles per day – 2015 City of Edmonton traffic count
- Quick access to Yellowhead Trail
- Grade loading



Site Tour Information

Site tours by appointment only

Miguel Martinez
Special Projects Manager

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Overland Place

12930 St. Albert Trail

Location & Access

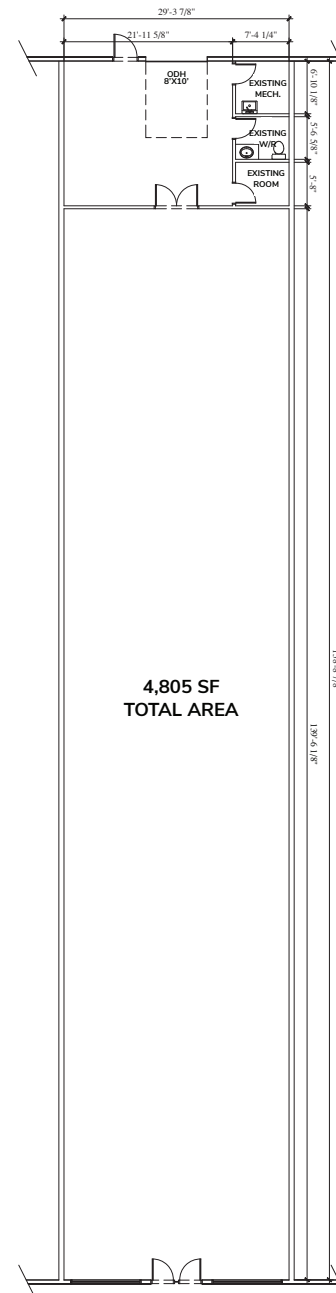
This space is located on St. Albert Trail with exposure to approximately 45,000 vehicles per day.

	DETAILS
Address	12930 St Albert Trail
Legal	Lot 13, Block 2, Plan 9926339
Zoning	Industrial Business (IB)
Construction	Centre block / Steel frame
Year Built	1973
Total Vacant	4,805 SF
Ceiling Height	17'
Loading	Grade loading (10' height)
Heating	Unit Heaters & HVAC
Lighting	Track light - Option to upgrade to LED
Power	200 amps, 120/208 Volts To be confirmed by the tenant
Sprinklers	Yes
Fiber	Available

Lease Information

Base Rent	\$13.00 PSF
Operating Cost	\$5.12 PSF (Est.2020)
Availability	Immediately

Floor Plan



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