

Available For Lease



INDUSTRIAL OFFICE & WAREHOUSE OPPORTUNITY

Bonaventure - 14604 134 Avenue

Edmonton, Alberta



PROPERTY HIGHLIGHTS

- 19,725 SF, 16,918 SF warehouse space, and 5,509 SF office space with +/- 0.5 acres of storage land for lease
- 2,702 SF second floor office space **FREE** of charge
- The property sits near major arterial roads including St. Albert Trail, Yellowhead Hwy and Anthony Henday
- Centrally located in Edmonton's distribution district
- 6 10' x 8' loading doors: 3 dock doors, 1 ramp to grade and 2 grade level doors. **Ability to increase** door size
- Fibre optics available

Site Tour Information Site tours by appointment only

Miguel Martinez | Special Projects Manager

780.421.4000 | miguel@yorkrealty.ca | YORKREALTY.CA

Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

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DETAILS

Legal Description	Lot 1, Block 14, Plan 3305TR
Size	19,725 SF
Yard	+/- 0.5 Acre
Year Built	1979
Zoning	IB
Dock-High Loading	(3) 10' x 8'
Grade-Level Loading	(2) 10' x 8' (1) 10' x 8' ramp to grade
Construction	Concrete block
Ceiling height	25' and 21' under beam
Sprinklers	Yes
Power	200 amps 120/208 Volts
Heating	Furnace with splits
Lights	To be upgraded to LED*
Fibre Optics	Available

LEASE INFORMATION

Base Rate	Market
Operating Costs	\$3.92 PSF (est. 2020)
Available	30 days notice

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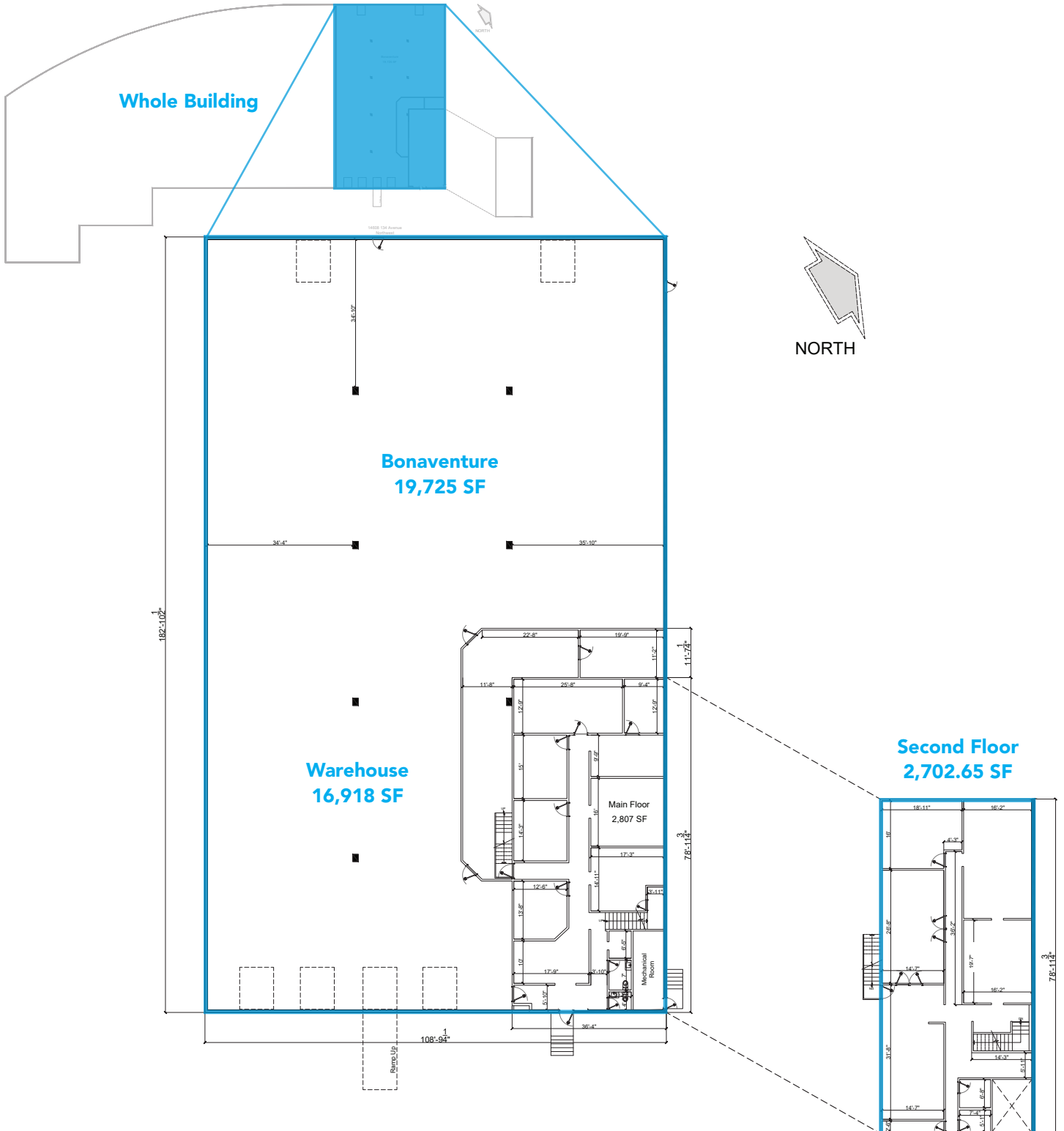
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FLOORPLAN



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