

Dock Loading Building



# FOR SUBLEASE

14515 121A AVENUE, EDMONTON, AB

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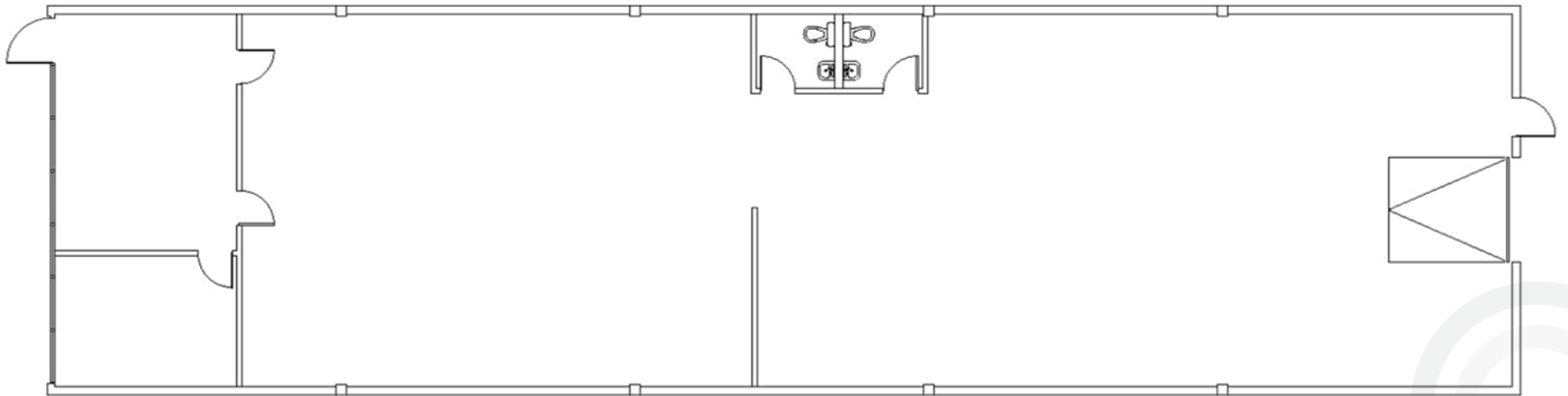
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# PROPERTY HIGHLIGHTS

- Bright dock loading warehouse bay, with recent upgrades including paint, flooring, and lighting
- Large loading and marshalling area
- Excellent location with easy access to 118 Avenue, 149 Street, Yellowhead Trail
- Well maintained property in Dominion Industrial area
- Potential for 3,290 square feet of fenced and graveled yard storage
- Professionally managed property

# PROPERTY DETAILS

PROPERTY LOCATION	14515 121A Avenue, Edmonton, AB
SIZE	3,283 SF
LOADING	One (1) 8' x 10' Dock
CEILING	16' Clear
ZONING	IM - Medium Industrial
CEILING	14' Clear
AVAILABLE	Immediately
SUBLEASE EXPIRY	April 29 <sup>th</sup> , 2028
SUBLEASE RATE	\$11.00 per square foot
OPERATING COSTS	\$6.24 per square foot



14515 121A Avenue, Edmonton, AB

# INTERIOR PHOTOS



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# CONTACT



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