

NEXUS BUSINESS PARK

118 Avenue & 142 Street
Edmonton, AB

11628 – 142 STREET



- 92,741 square feet stand-alone warehouse space (comprised of 89,300 sf warehouse and 3,400 sf office on main and mezzanine levels)
- 600 amp, 600 volt 3 phase power
- 6 dock doors (some with levelers) and 4 grade doors (to interior dock loading area)
- Open warehouse area with 32 foot clear ceiling height, reception area, freezer and cooler rooms, 3 offices, boardroom, staff room, storage area and washrooms on main and mezzanine floors
- Mezzanine has forced air heating with A/C and warehouse has gas fired overhead heat
- Sprinklered, with alarm notifier
- Ample surface parking on site
- New roof completed in 2015 and New 8" floor slab to be completed in 2018
- Net Asking Rate of \$6.00 per square foot
- 2018 Estimated Operating Costs of \$6.48 per square foot including Utilities (subject to change to separately metered). Janitorial extra.
- Tenant Improvement Allowance available

“GIDDY UP!”

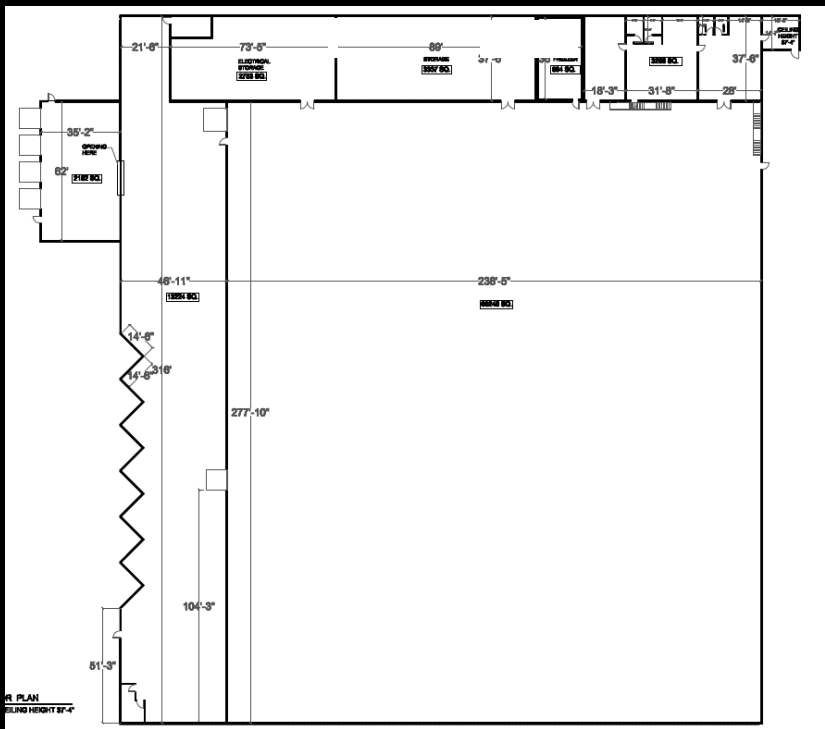


CALL COURTNEY STRONG AT 780.413.0865

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DISCLAIMER: This drawing is for illustrative and informational purposes only. The drawing is not to scale, and may not be exact, and therefore should not be solely relied upon.