



For Lease

Seven M warehouse

Unit B, 22303 112 Avenue | Edmonton, AB

Zoning	IM - Medium Industrial
Available Area	±3,000 SF
Year Built	2005
Construction	Insulated Metal Panel
Power	3-Phase
Ceiling Height	26'
Heating	Radiant
Loading	(1) 16' x 16' Grade door
Yard	Graveled
Gross Lease Rate	\$4,000 / Month including utilities
Occupancy	Immediately

- Functional warehouse bay shop with access to 10T crane
- Small office buildout with mezzanine storage
- Economical gross lease with all utilities included
- Easy access to Winterburn road, Yellowhead Highway 16 and Highway 16A

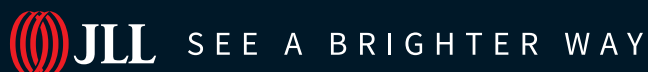
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