



For Lease

123 Ave Building

14345 123 Avenue | Edmonton, AB

**29,684 SF main floor and bonus 3,419 SF
second floor office and mezzanine**

- Manufacturing and distribution space with heavy power
- Dock and potential ramp to grade loading
- Convenient access to Yellowhead Trail and other main arterials

For more information contact:

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Vice President

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Bronwyn Scrivens

Vice President, SIOR

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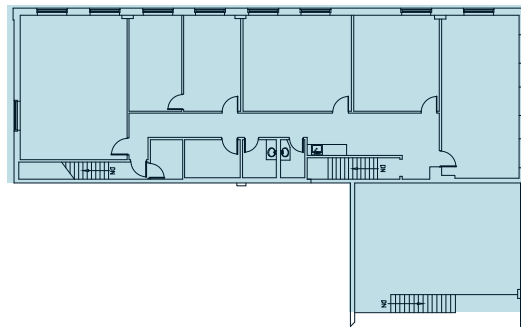
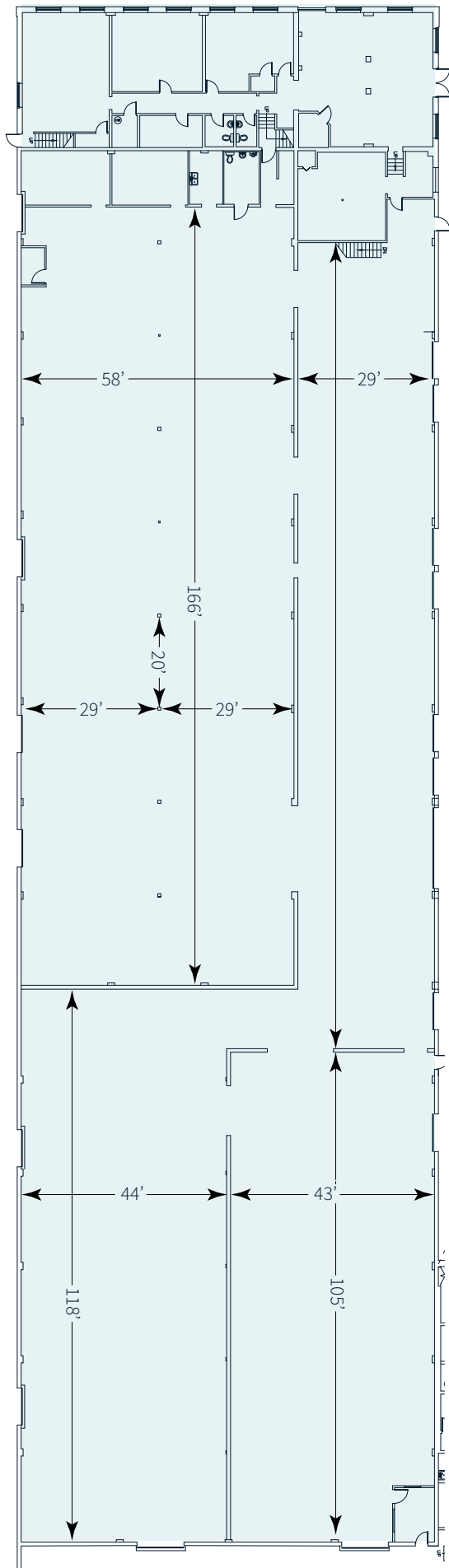
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Property Details

Municipal Address	14345 123 Avenue, Edmonton
Zoning	BE - Business Employment
Available Area	±29,684 SF ±3,419 SF second floor office and mezzanine not included in GLA
Year Built	1970
Construction	Concrete Block
Column Grid	29' x 20'
Building Depth	TBD
Power	600 volt 600 amp (TBC by Tenant)
Ceiling Height	18' 3" under joist

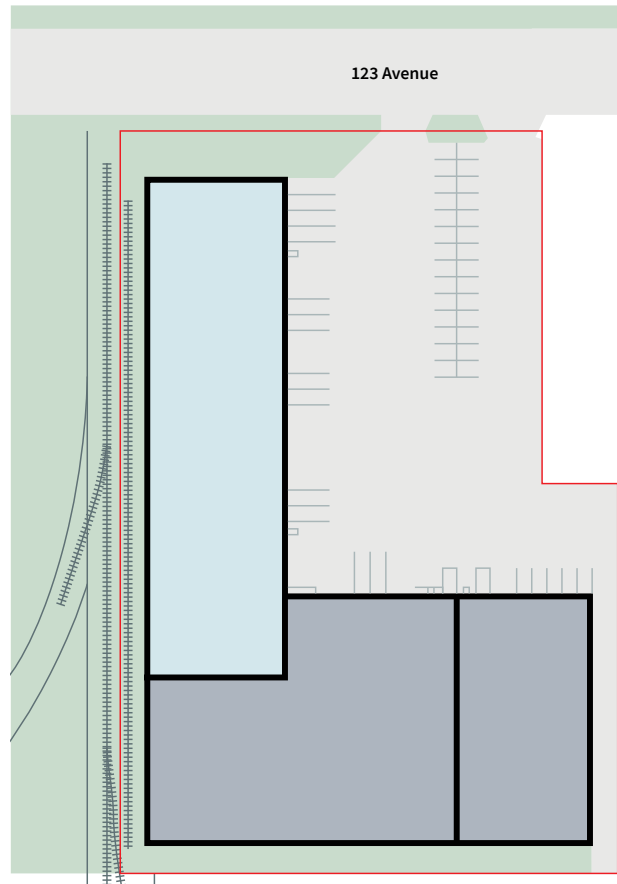
Heating	Overhead unit heaters
Lighting	LED
Sprinklered	Yes
Loading	Dock & potential ramp to grade 3 - 8' x 8' 5 - 8' x 10' (3 with levelers) 1 - 17' 5" x 14'
Lease Rate (PSF)	Market
Op. Costs (PSF)	\$7.67 - Includes utilities
Occupancy	Immediately



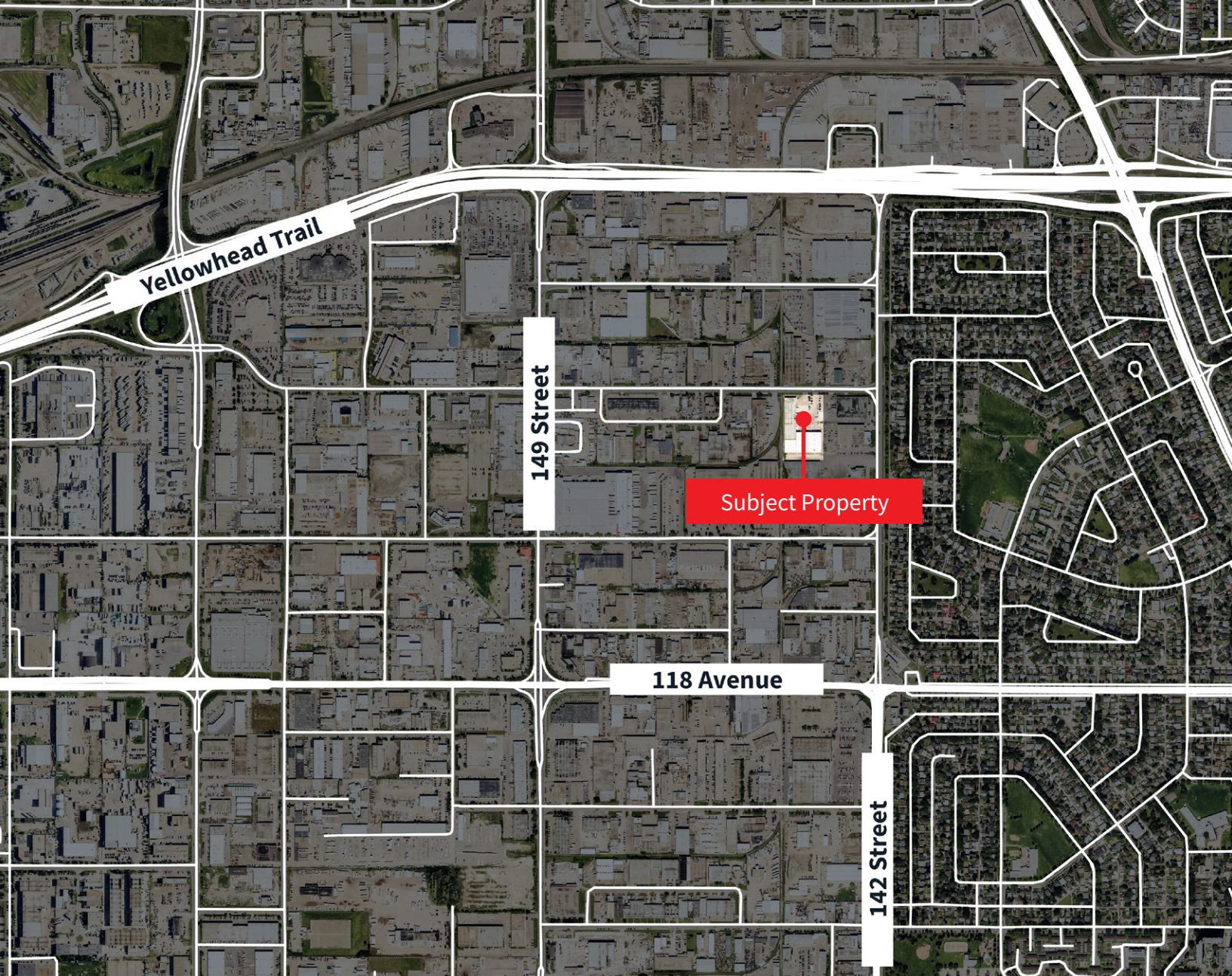
Main floor: ±29,684 SF



Second floor: ±3,419 SF - not included in GLA



JLL SEE A BRIGHTER WAY



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