

**FOR LEASE**

**MCNAMARA INDUSTRIAL**

**NAI Commercial**



**17391 - 108 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE**

**PROPERTY DESCRIPTION**

- 3,500 sq.ft.± office/warehouse space improved with:
  - » 1,000 sq.ft.± main floor office area with reception area and boardroom
  - » 1,000 sq.ft.± office area with open work space
  - » 1,500 sq.ft.± warehouse area
- 12' x 14' grade level overhead door
- 18.5' clear height

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**NAIEDMONTON.COM**

**ADDITIONAL INFORMATION**

SIZE AVAILABLE	3,500 sq.ft.±
OFFICE SIZE	2,000 sq.ft.±
LEGAL DESCRIPTION	Plan 7721110, Block 7, Lot 4
ZONING	IM (Medium Industrial)
YEAR BUILT	1978
CEILING HEIGHT	18.5' clear
HEATING	Forced air
POWER	100 amp (TBC)
LIGHTING	T5HO
PARKING	Scramble
LOADING	12' x 14' grade level
TENANT IMPROVEMENT ALLOWANCE	Negotiable
LEASE TERM	3 - 10 years
LEASE RATE	\$11.50/sq.ft./annum
OPERATING COSTS (Based on main floor only, 2,500 sq.ft.±)	\$8.00/sq.ft./annum (2026 Estimate) Includes common area maintenance, property taxes, building insurance & management fees

