

PRICE REDUCED



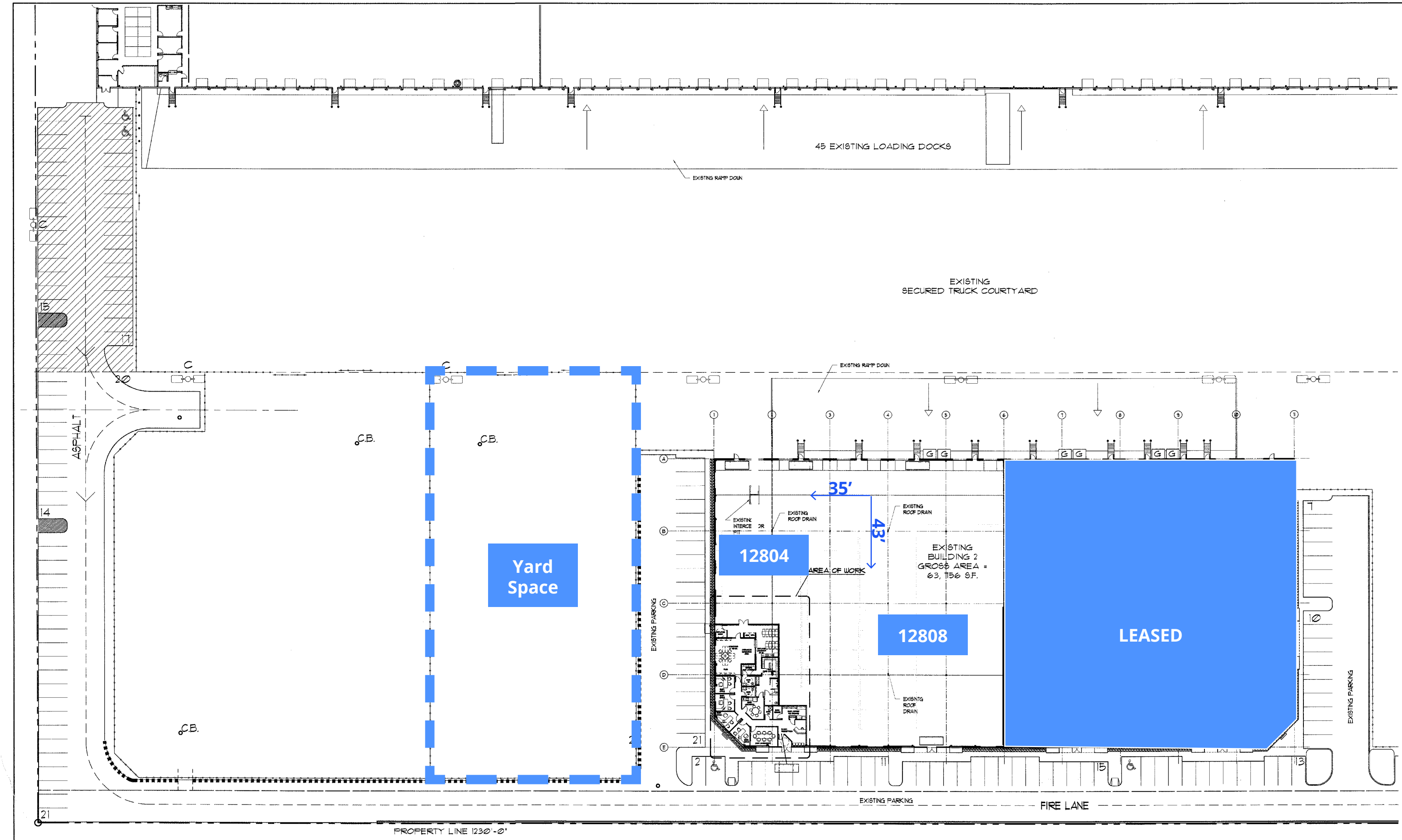
±32,046 SF | Industrial Bays for Sublease
12804/08 170 Street, Edmonton, Alberta



Accelerating success.

Property Profile

Address	12804/12808 170 Street NW
Legal Address	Plan: 5401NY, Lot: A
Zoning	Medium Industrial (IM)
Lease Rates	\$10.00 PSF \$8.75 PSF
Additional Rent	\$5.36 PSF (\$3.89 realty taxes)
Sublease Expiry	June 30, 2027
Unit 12806	±32,046
Lighting	Motion sensor T5H0
Column Grid	35' x 43'
Ceiling Height	30' to underside of beams & joists
Power	200 AMP 600 Volt
Loading	7 dock (8' x 10') 1 grade (12' x 14')
Yard	±.90 acres, gravelled, gated and fenced
Parking	52 Spaces



The Space

Property Photos

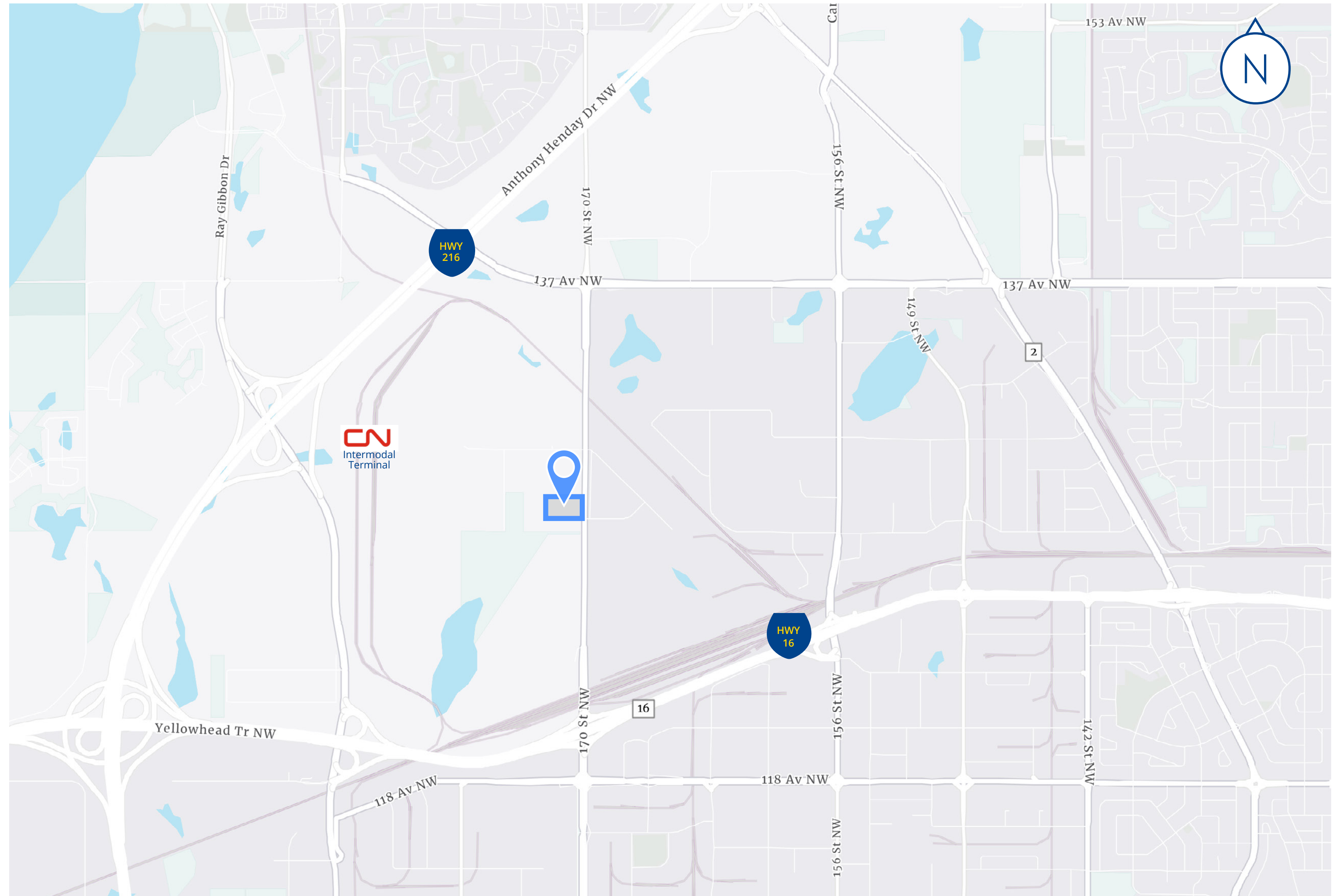


Property Photos



Area Overview

Welcome to the heart of industrial innovation in northwest Edmonton! This state-of-the-art industrial space, available for sublease, epitomizes modernity and functionality. With its sleek design and ample natural light pouring in through expansive windows, it offers a refreshing ambiance for productivity. The space boasts a versatile configuration, catering to a diverse range of business needs. Strategically located for convenience, it ensures easy access to major transportation routes. Top-tier security measures provide peace of mind, while its accessibility makes it a prime choice for businesses seeking efficiency and growth. Step into the future of industrial excellence with this premier sublease opportunity.





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