

FOR LEASE

Nexus Business Park

11630 142 Street NW,
Edmonton, AB



38,289 sf of Industrial/Retail Flex Space - Ideal for Indoor Recreation Users

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OFFERING SUMMARY

Legal Description: Plan 5613HW, Block 8, Lot 1

Area Available: 38,289 sf

Zoning: BE - Business Employment

(4) 10'x12' grade loading doors

Loading: (1) 8'x10' dock loading door
with the ability to add a second dock door

Ceiling: 32' - 35'

Electrical: 225A, 120/208V, 3P (TBC)

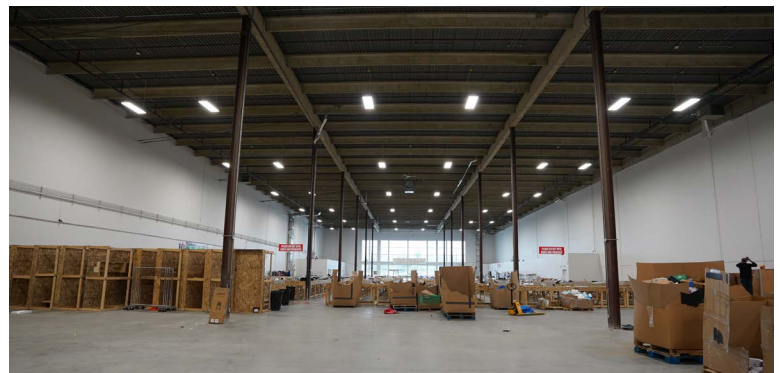
Operating Costs: \$6.46 psf (2025)

Lease Rate: Market

Available: Negotiable

Highlights:

- Makeup air
- LED lighting
- 32'x40' column grid
- Abundant parking lot



Ability to add second dock door



Ideal for indoor recreation users



Excellent location with high visibility and accessibility

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Industrial Flex



[EXCELLENT CONNECTIVITY]

If you would like more information on this property please get in touch.

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