

FOR LEASE

BLOOMEX YARD

NAI Commercial



15324 - 116 AVENUE | EDMONTON, AB | STORAGE YARD

#### PROPERTY HIGHLIGHTS

- 12,000 sq.ft.± of storage yard
- Fenced and gated
- Paved yard
- Option to lease a private office with the yard - Contact listing agent
- Convenient access to 118 Avenue, 170 Street, Yellowhead Trail and Anthony Henday Drive

#### GORDIE LOUGH

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#### KEVIN MOCKFORD

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#### ADDITIONAL INFORMATION

AREA AVAILABLE	12,000 sq.ft.±
LEGAL DESCRIPTION	Plan 8020422 Block 17 Lot 43
ZONING	IH (Heavy Industrial)
AVAILABLE	Immediately
GROSS LEASE RATE	\$1.50/sq.ft./annum (2025) includes common area maintenance, property taxes, building insurance and management fees
LEASE TERM	24-60 months



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