

# FOR LEASE

Agents Protected



IMPERIAL  
EQUITIES  
INC.

## COPPERTONE VII BUILDING

12020 - 149 Street NW, Edmonton AB



### LARGE BAY AVAILABLE

The property is part of the Coppertone VII Building, a multi-tenant commercial/industrial building containing a total of 4,907 ft<sup>2</sup> of leasable space within 47,652 ft<sup>2</sup> commercial/industrial complex on a 2.82 acre property. It is situated along the high traffic 149 Street corridor with quick access to Downtown, Yellowhead Trail and Edmonton's Anthony Henday.



### PROPERTY DETAILS

#### Legal Description

Lot 8, Block 4 & Plan 9823944

#### Zoning

IB (Industrial Business Zone)

#### Leasable Area

4,907 Ft<sup>2</sup>

#### Parking

Ample free parking on-site

#### Warehouse Ceiling Height

24 ft

#### Lighting

Upgraded to LED

#### Mechanical

HVAC , Gas-fired/radiant tube heating to warehouse areas

#### Sprinklers/Fire Alarm System

Fully Sprinklered

#### Grade Loading

Two overhead doors at rear

#### Lease Rate

\$13.00 per square foot

#### Common Area Costs

\$719 per square foot  
(Estimate 2020)

#### Available

Immediately