

FOR LEASE

Agents Protected



IMPERIAL
EQUITIES
INC.

COPPERTONE VII BUILDING

12008 - 149 Street NW, Edmonton AB



SMALL BAY AVAILABLE

The property is part of the Coppertone VII Building, a multi-tenant commercial/industrial building containing a total of 1996 ft² of leasable space within 47,652 ft² 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

1996 Ft²

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

One overhead door at rear

Lease Rate

\$13.00 per square foot

Common Area Costs

\$7.19 per square foot
(Estimate 2021)

Available

Immediately