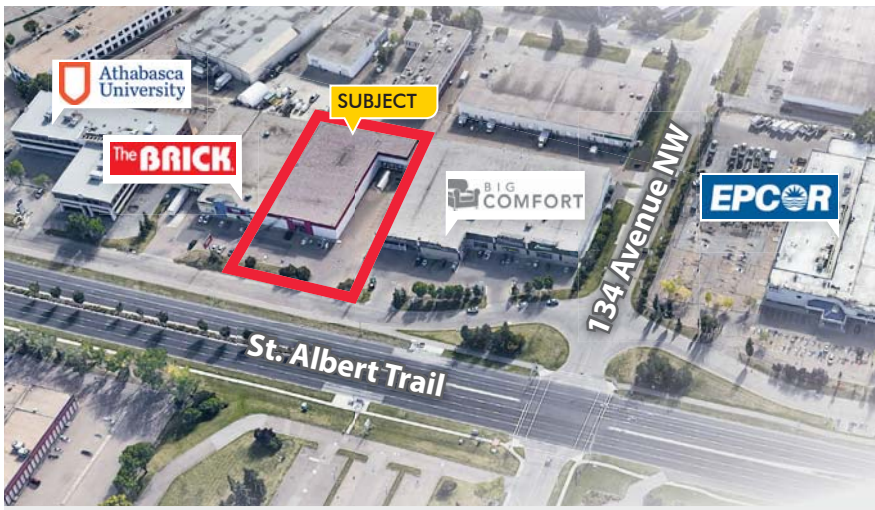




Warehouse/Showroom Retail Property

FOR LEASE

13304 St. Albert Trail NW
Edmonton



Excellent signage exposure on busy St. Albert Trail.



PROPERTY INFORMATION

MUNICIPAL ADDRESS:

13304 St. Albert Trail NW, Edmonton

ZONING: IB Industrial Business Zone
Zoning Bylaw 12800

AVAILABLE FOR LEASE: ±23,873 sq. ft.

CONSTRUCTION DATE: 1997

CONSTRUCTION: Pre-cast, concrete tilt-up panel construction with steel frame support system.

ROOF: Corrugated metal roof decking and rubberized roof membrane

FLOOR: Reinforced, sealed concrete slab throughout

LOADING: 3 dock level loading doors

AVAILABLE: Immediately

ASKING NET RENT: \$10.25 per sq. ft.

FOR MORE
INFORMATION
OR TO VIEW,
PLEASE
CONTACT:

Doug Grinde
VICE PRESIDENT INVESTMENT SALES
dgrinde@barclaystreet.com
c: 403-815-0283
p: 780-463-3332

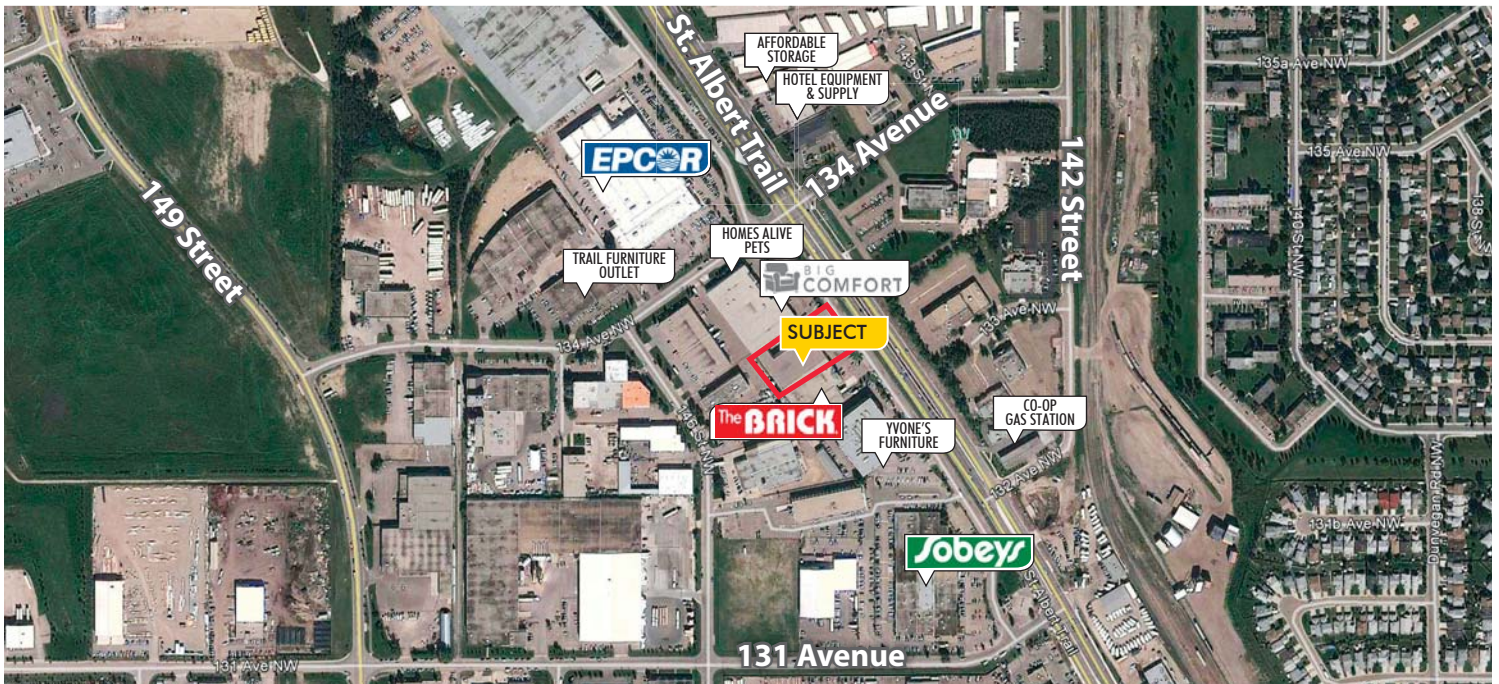
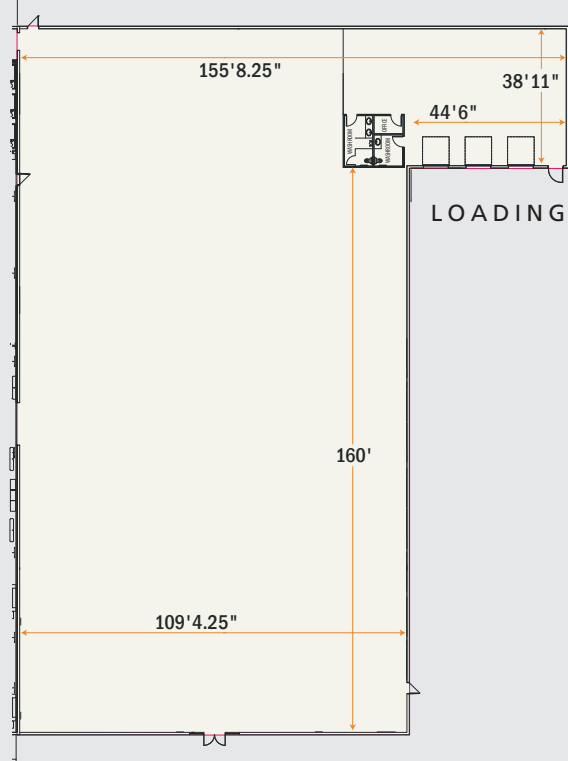


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102, 9452 – 51 Avenue • Edmonton, AB T6E 5A6



LOCAL
EXPERTISE
MATTERS

± **23,873** SQ.FT.
AVAILABLE IMMEDIATELY



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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