



# For Sublease

**52,568 square foot dock loading warehouse with flexible demising options ideal for distribution users**

- Warehouse bays for sublease from 15,068 square feet
- Multiple dock loading doors per bay
- 6,628 square foot office build-out and large lunch room area
- Paved parking
- Excellent location in close proximity to major transportation routes including 111 Avenue, 118 Avenue, 170 Street, Yellowhead Trail, and Anthony Henday Drive
- Available with 90 days notice
- Sublease expires April 30, 2022

**Supreme Basics Sublease  
16630 114 Ave., Edmonton**

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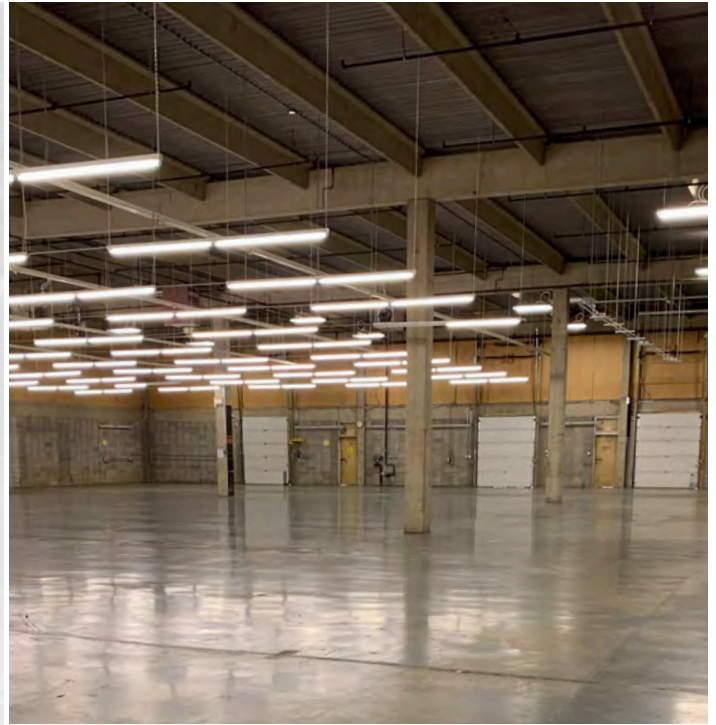
## *Demising Options*

Space	Area	Rate
Entire Space	52,569 SF	\$5.50 PSF
Bays 2 & 3	37,500 SF	\$6.00 PSF
Bays 1 & 2	27,068 SF	\$6.00 PSF
Bay 3	25,500 SF	\$6.50 PSF
Bay 1	15,068 SF	\$6.50 PSF



## Property Details

- Building Area: 52,568 square feet
- Legal Description: Plan 4928TR, Block 2, Lot 2
- Zoning: IB - Business Industrial
- Year Built: 1974
- Power: TBC
- Heating: Forced air
- Lighting: T5 in warehouse
- Sprinklered: TBC
- Loading:
  - Two 8' x 10' dock doors with levelers
  - Seven 8' x 10' dock doors without levelers
- Ceiling Height: ±19.5' clear





## Contact the Edmonton Industrial Sales & Leasing Team

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