

DOCK LOADING WAREHOUSE

12378 184 STREET NW, EDMONTON, AB

DOCK LOADING TRANSPORT DEPOT **BUILDING A**

30,893 SF

Cushman & Wakefield Edmonton Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1

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Andy Horvath

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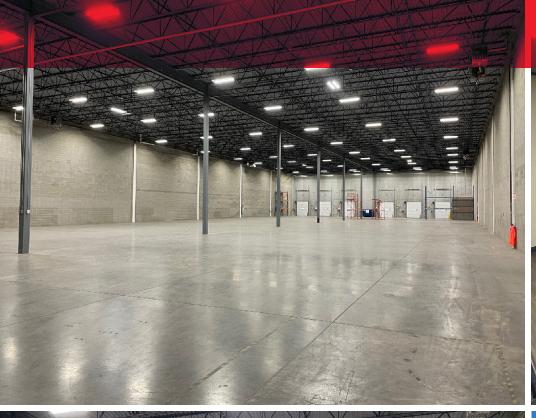
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PROPERTY

DETAILS

MUNICIPAL ADDRESS 12378 184 Street NW, Edmonton

LEGAL DESCRIPTION IM - Medium Industrial

BUILDING SIZE
Office 920 SF
Warehouse 29,973 SF
Total 30.893 SF

YEAR BUILT 2008

LOADING

(6) Dock with levelers including (4) with dock locks and (1) at city Dock height

POWER 250 Amp, 120 Volt, 3 Phase, 4 Wire (TBC)

CEILING HEIGHT 28' Clear

PARKING Ample surface stalls

LIGHTING LED

SPRINKLER ESFR

LEASE RATE \$8.25 Per SF

TOTAL ADDITIONAL RENT \$4.36 Per SF

EDMONTON & SURROUNDING AREA TRUCK ROUTES

