

HEAD-LEASE STARTING AT \$7.00/SF

FRESHLY PAINTED EXTERIOR

FOR SALE/LEASE

FREE-STANDING OFFICE WAREHOUSE BUILDING & YARD

41,194 SF Shop on 3.33 Acres

14755 121A Avenue NW, Edmonton, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com

Patrick Livingston

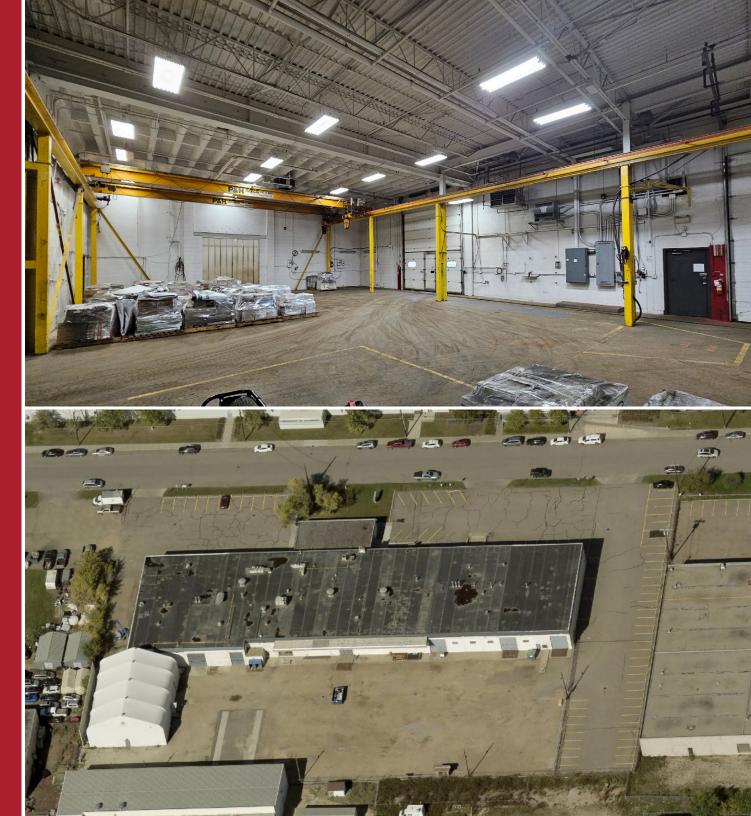
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THE OPPORTUNITY

- Ample site parking & storage
- Heavy Power
- Air distribution throughout shop, T5 lighting, radiant and forced air heating
- Over 60 paved parking stalls with capacity for more
- Multiple cranes ranging in size from 1.5 ton, 3 ton, 5 ton and 2 ton etc.
- Fully fenced and heavily improved graveled yard.



PROPERTY DETAILS

MUNICIPAL ADDRESS 14755 121A Avenue

BUILDING PLAN

BASEMENT LEVEL

ZONING

Quonset

4,774 SF

IM - Industrial Medium

NEIGHBOURHOOD

Dominion Industrial

BUILDING SIZE

37,164 SF Main Floor 4,030 SF 2nd Floor Office 41,194 SF Total Area

Additional 4,774 SF Quonset

PROPERTY TAXES 2022

\$113,335.19 (2022)

PARKING AREA

60 Parking Stalls

DESCRIPTION

Freestanding Warehouse & Office Industrial Facility

SIZE

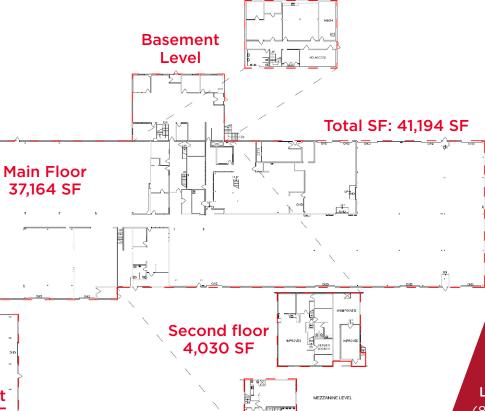
3.33 Acres

LEASE RATE

\$7.00 per SF

POWER

1200 Amp, 480 volt To be confirmed by tenant



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CRANES

(1) 5-Ton,

(3) 3-Ton,

(1) 2.5 Ton,

(2) 2-Ton,

(1) 1.5-Ton

HEATING

OH Heating Units, radiant tube

CONSTRUCTION

Concrete block

LOADING

(8) OH Grade, (1) Dock

CLEAR HEIGHT

18'

LIGHTING

T5 Lighting





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