

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

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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

ZONING

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

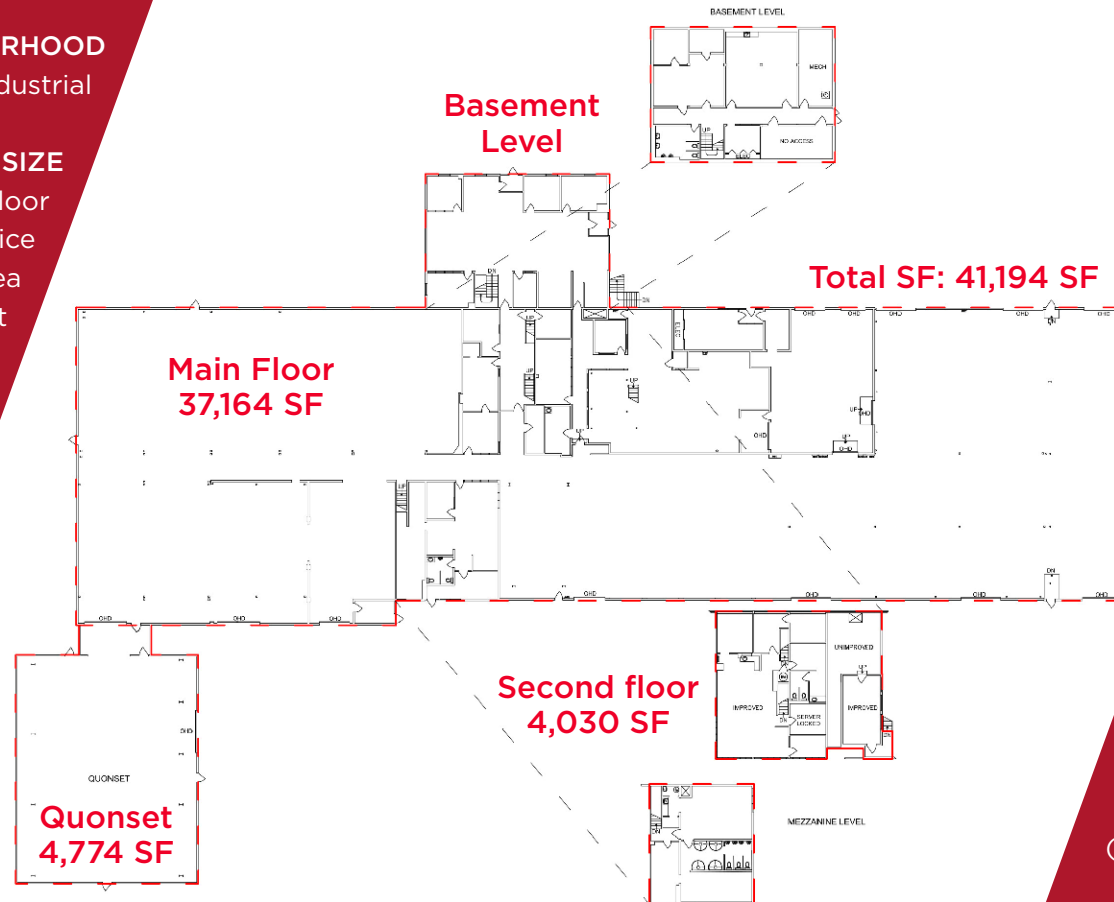
LEASE RATE

\$7.00 per SF

POWER

1200 Amp, 480 volt
To be confirmed
by tenant

BUILDING PLAN



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



 **CUSHMAN & WAKEFIELD**
Edmonton

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