

WAREHOUSE & OFFICE WITH AMPLE YARD AVAILABLE

FOR LEASE

WINNINGTON INDUSTRIAL BAY WITH YARD

12708 149 Street, Edmonton, AB

13,073 SF



Doug Greschuk Partner 780 722 4344 doug.greschuk@cwedm.com

Chris Van Den Biggelaar Associate Partner 780 701 3287 chris.biggelaar@cwedm.com

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

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is mad to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. April 22, 2024

PROPERTY HIGHLIGHTS

YELLOWHEAD TRAIL

Curb appeal

Functional office/warehouse with upgraded lighting & electrical distribution throughout

Sprinklered

Three (3) large grade loading O/H doors

STRE

56

Ample yard for storage

Excellent access to Yellowhead Trail, Anthony Henday Drive, 128 Avenue, and St. Albert Trail



SITE

49 ST

PROPERTY DETAILS

MUNICIPAL ADDRESS 12708 149 Street

LEGAL DESCRIPTION Plan 1823239, Block 2

ZONING IM - Medium Industrial

AVAILABLE SIZE Office: ±978 SF Warehouse: ±12,050 SF Total: 13,073 SF

LOADING Grade (3) 16' x 16'

POWER 250 Amp, 480 Volt (TBC by Tenant)

CEILING HEIGHT 20' 8" LIGHTING LED

HEATING Forced Air

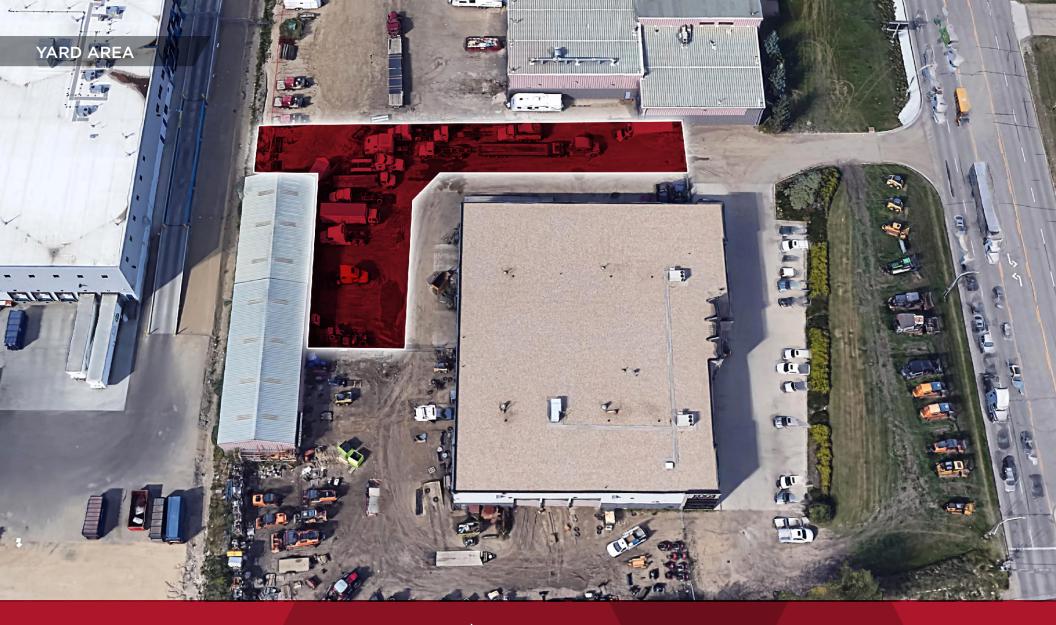
SPRINKLERS Yes

COLUMN SPACING 26' 4" × 42' 6"

LEASE RATE \$11.50 per SF

-

OPERATING COSTS





Doug Greschuk

Partner 780 429 9396 doug.greschuk@cwedm.com

Chris Van Den Biggelaar Associate Partner 780 701 3287 chris.biggelaar@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. April 22, 2024