

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

PROPERTY HIGHLIGHTS

Curb appeal

Functional office/warehouse with upgraded lighting & electrical distribution throughout

Sprinklered

Three (3) large grade loading O/H doors

Ample yard for storage

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

SITE



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" x 42' 6"

LEASE RATE

\$11.50 per SF

OPERATING COSTS

TBD



YARD AREA



**CUSHMAN &
WAKEFIELD**

Edmonton

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