

### WAREHOUSE & OFFICE WITH AMPLE YARD AVAILABLE

FOR LEASE

### WINNINGTON INDUSTRIAL BAY WITH YARD

12708 149 Street, Edmonton, AB

13,073 SF



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# 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

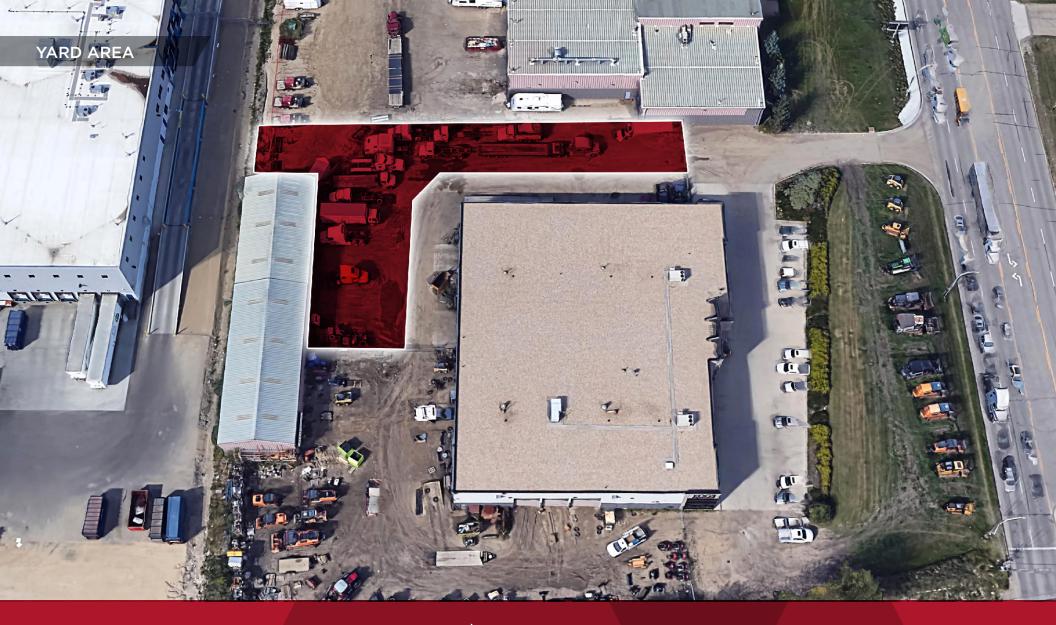
SPRINKLERS Yes

**COLUMN SPACING** 26' 4" × 42' 6"

**LEASE RATE** \$11.50 per SF

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OPERATING COSTS





Doug Greschuk

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