

REDUCED SUBLEASE RATE

HEADLEASE AVAILABLE

FOR SUBLEASE

FREE-STANDING OFFICE WAREHOUSE BUILDING & YARD

41,194 SF Shop on 3.33 Acres

14755 121A Avenue NW, Edmonton, AB

Cushman & Wakefield Edmonton

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PROPERTY HIGHLIGHTS

- Ample site parking & storage
- Heavy power
- Air distribution throughout shop, T5 lighting, radiant and forced air heating
- Fully paved parking area and fenced yard
- Multiple cranes ranging in size from 1.5 ton, 3 ton, 5 ton and 2 ton etc.



YELLOWHEAD HIGHWAY

149 STREET

142 STREET NW

121a AVENUE NW

118 AVENUE NW



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 4,500 SF Quonset

PROPERTY TAXES 2022

\$113,335.19 (2022)

PARKING AREA

40 Parking Stalls

DESCRIPTION

Freestanding
Warehouse & Office
Industrial Facility

SIZE

3.33 Acres

REDUCED SUBLEASE RATE

\$9.00 per SF

POWER

1200 Amp, 480 volt
To be confirmed
by tenant

CRANES

1.5 ton, 3 ton,
5 ton and 2 Ton
and more

HEATING

OH Heating Units,
radiant tube

CONSTRUCTION

Concrete block

LOADING

(8) OH Grade, (1) Dock

CLEAR HEIGHT

18'

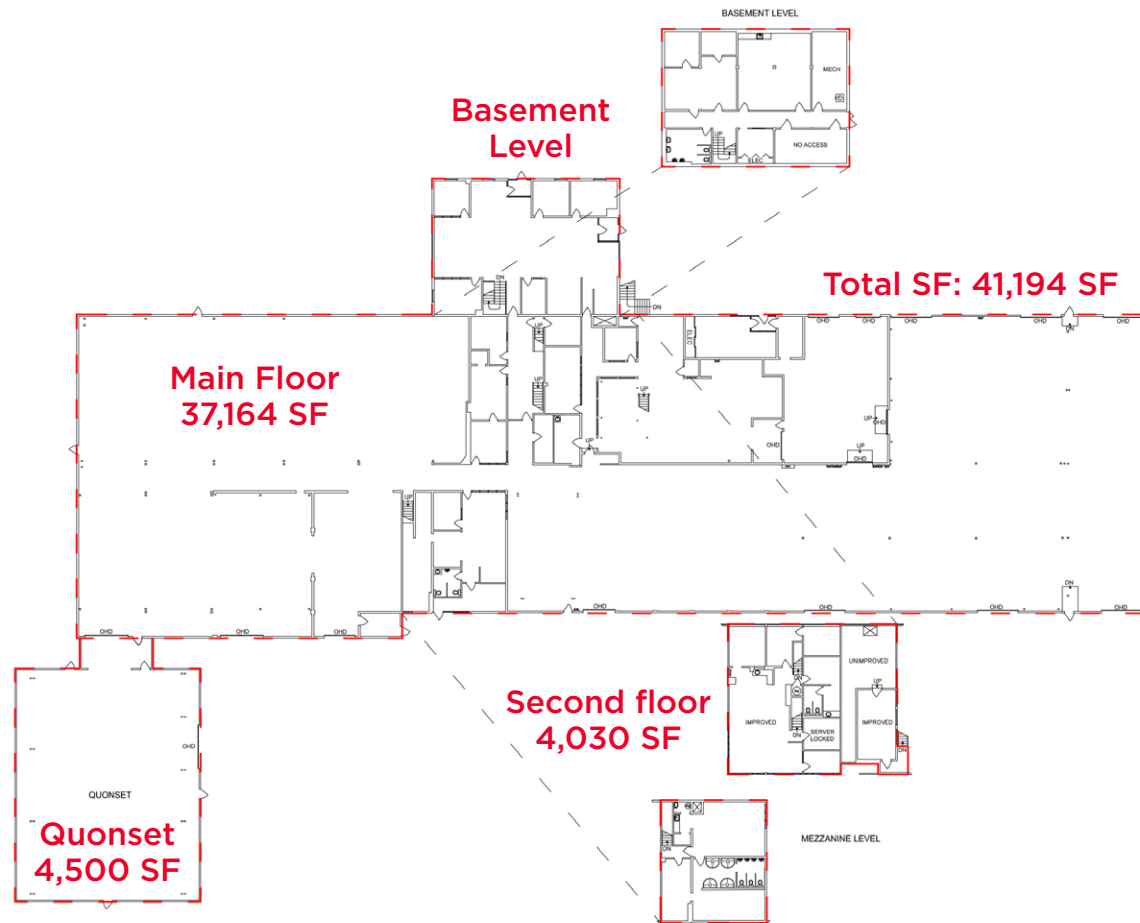
SUBLEASE EXPIRY

June 30, 2024

LIGHTING

T5 Lighting

BUILDING PLAN



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