

YELLOWHEAD HIGHWAY



FOR LEASE

HIGH EXPOSURE INDUSTRIAL LAND

11745 231 STREET NW, EDMONTON, AB

9 Acres of Land
with Direct Yellowhead Highway Exposure

Cushman & Wakefield Edmonton
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OVERVIEW

Direct exposure along Yellowhead Trail (Highway 16) with quick access to Anthony Henday Drive

Yards are fully fenced and graveled

Additional non-adjacent 1.7 acres with Freestanding Warehouse also available

PROPERTY DETAILS

MUNICIPAL ADDRESS

11745 231 Street NW, Edmonton, AB

ZONING

IM (Medium Industrial)

NEIGHBOURHOOD

Winterburn Industrial West

SITE SIZE

9 Acres

LEASE RATE

\$1.00 per SF

231 STREET

YELLOWHEAD HIGHWAY

ANTHONY HENDAY DRIVE

SITE

