

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

YELLOWHEAD HIGHWAY

ANTHONY HENDAY DRIVE

231 STREET

SITE



**CUSHMAN &
WAKEFIELD**
Edmonton