

FOR LEASE

PIZZA 73 BUILDING

13703 164 STREET,
EDMONTON, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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OVERVIEW

Freestanding building with Dock & Grade loading

Multiple Leasing Options Available

Five (5) 8' X 10' Dock Doors &
One (1) 12' X 12' Grade loading door

30' Clear Height in Warehouse (Low Eave)

Forklift charging stations (6)

12,572 SF of office over two floors with
elevator access

Direct exposure to 137 Avenue,
with quick access to 170th Street,
Yellowhead Trail & Anthony Henday
Drive

ANTHONY HENDAY DRIVE

ST ALBERT TRAIL

137 AVENUE



PROPERTY DETAILS

MUNICIPAL ADDRESS

13703 - 164 Street, Edmonton AB

ZONING

IL - Light Industrial

AVAILABLE SIZE

Main Floor Office: 6,044 SF

2nd Floor Office: 6,044 SF

Warehouse: 2,750 SF

Cooler: 600 SF

Freezer: 416 SF

Total: 15,854 SF

SITE SIZE

2.69 Acres

SITE COVERAGE RATIO

28%



LOADING

Dock (5) 8' x 10'

Grade (1) 12' x 12'

CEILING HEIGHT

30'

LIGHTING

LED - Main Shop

HEATING

Radiant

Gas Fired Overhead - Parts Room

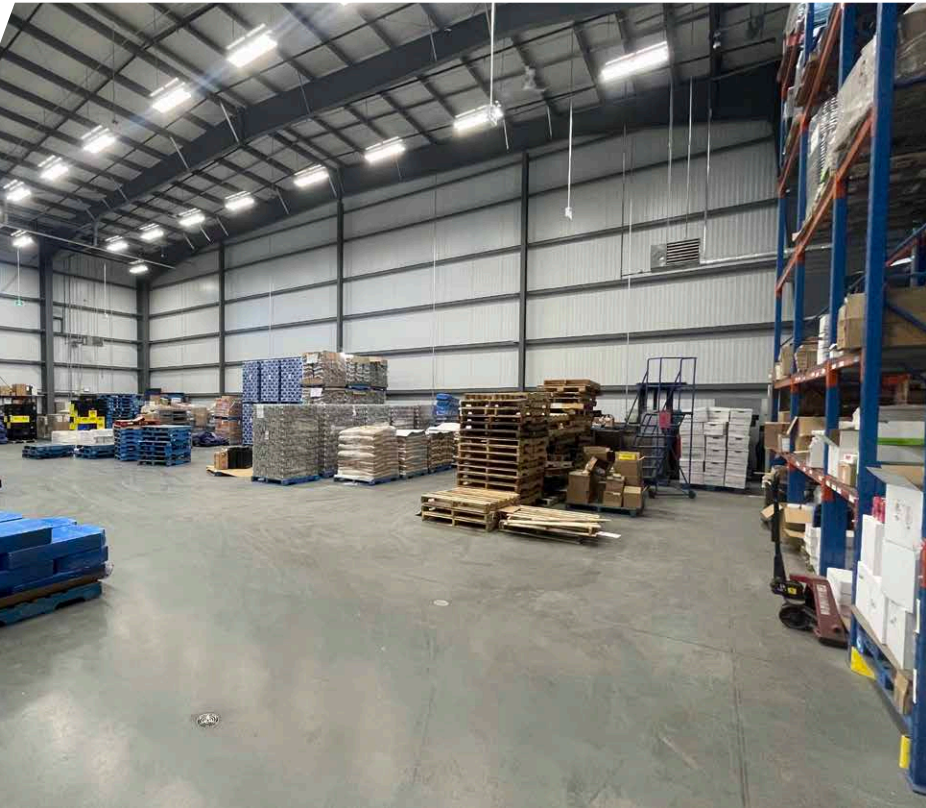
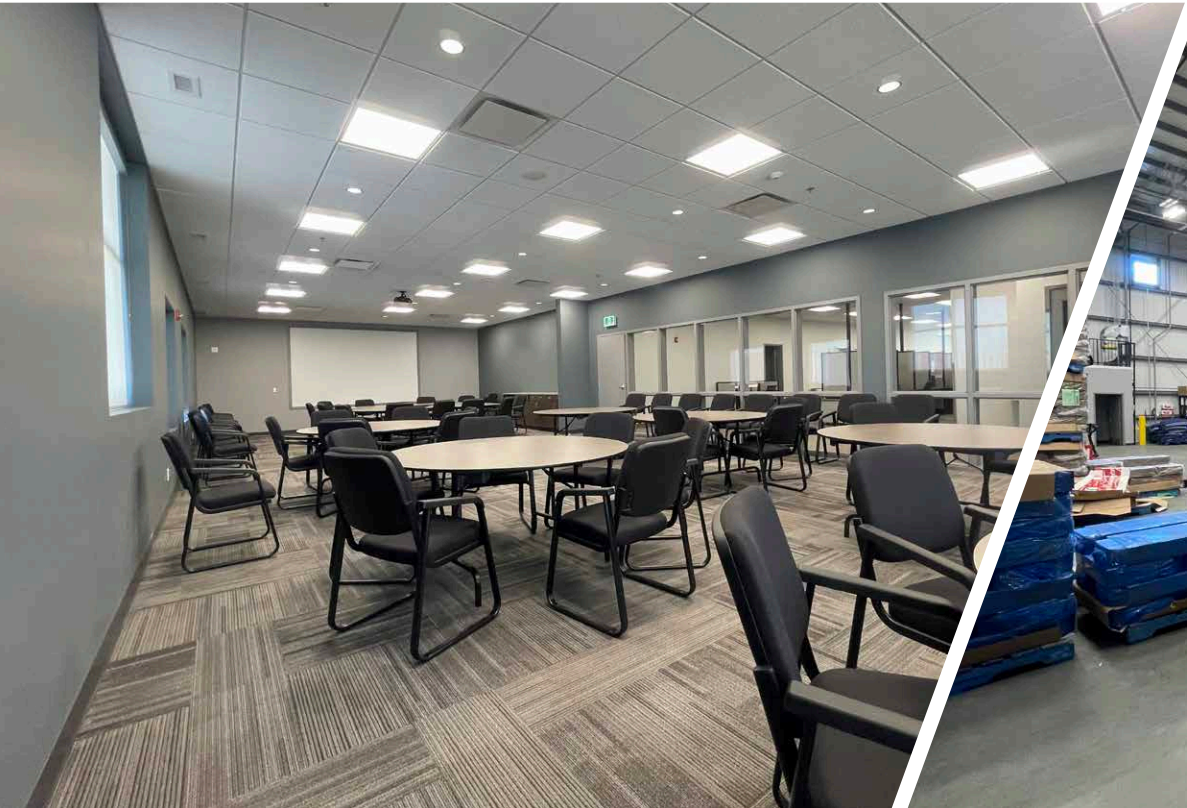
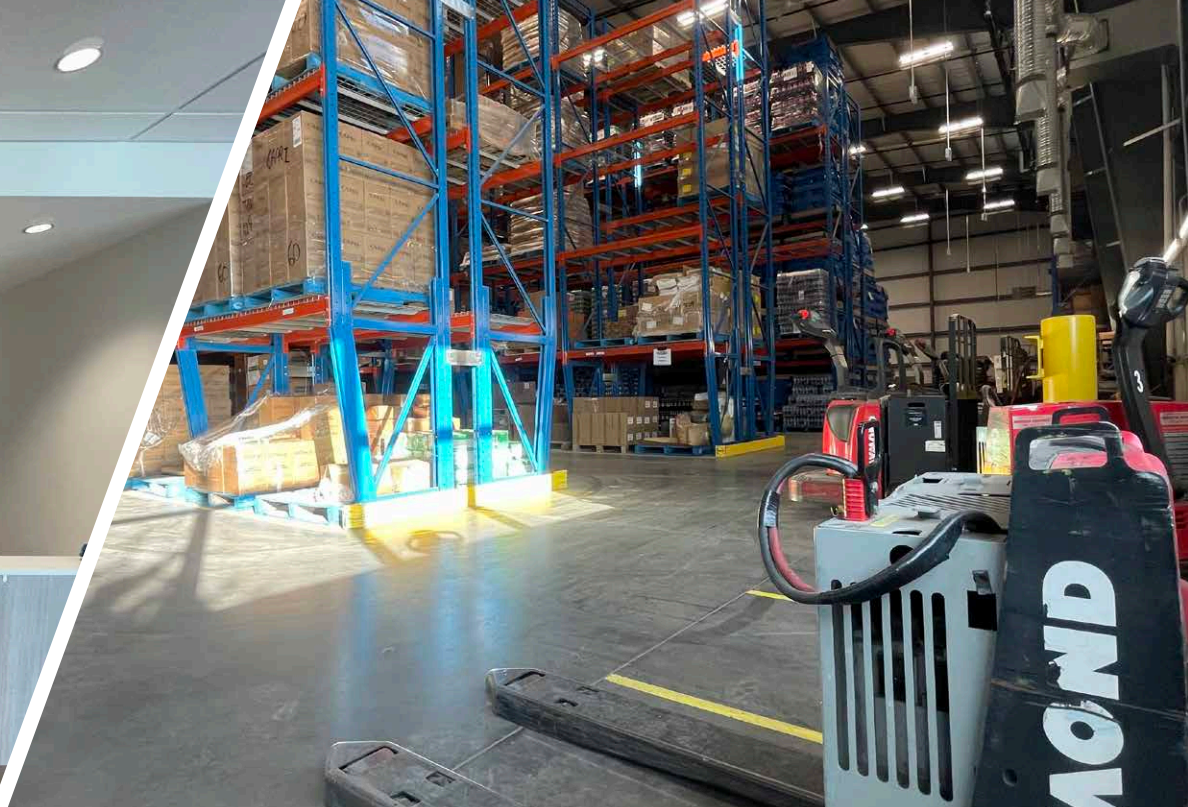
LEASE RATE

Market - Pending size option

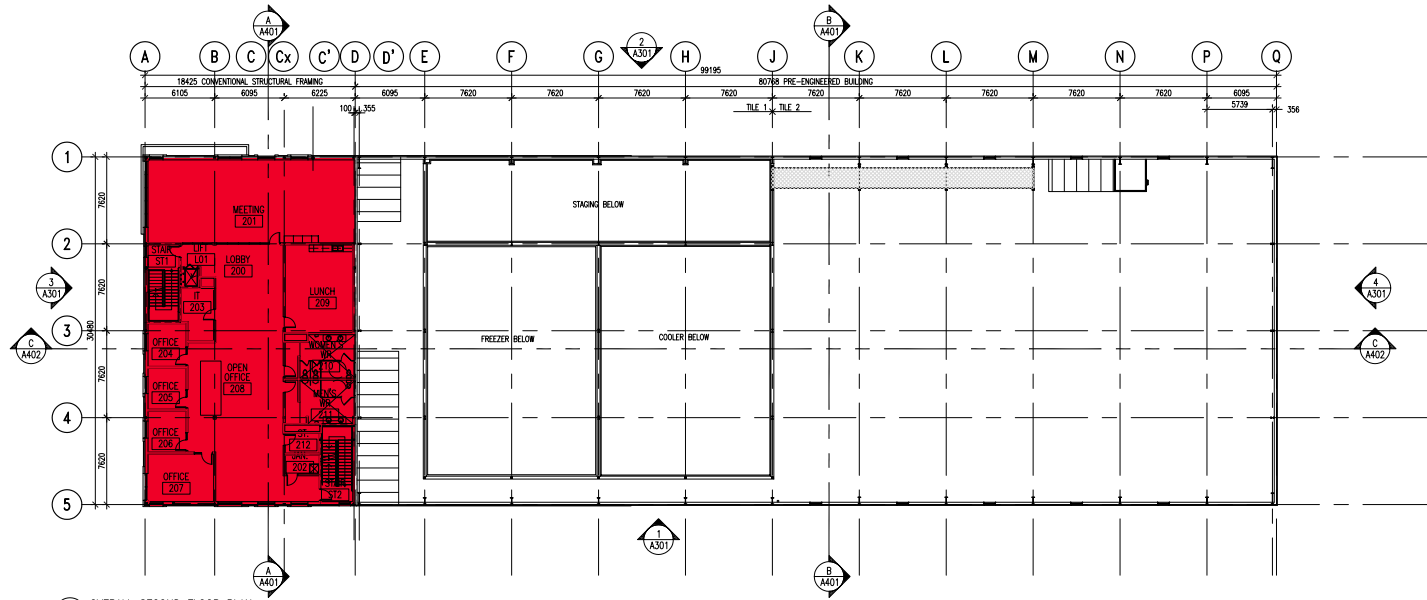
OPERATING COSTS:

\$6.84 per SF

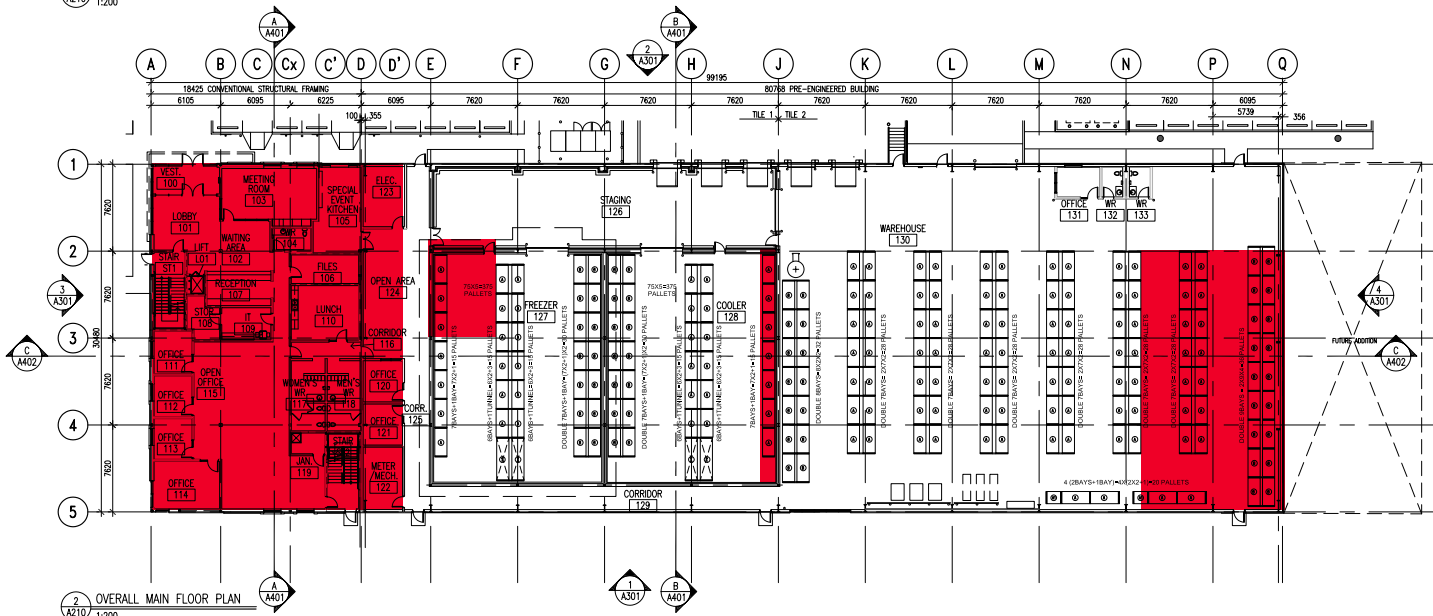
PROPERTY PHOTOS



FLOOR PLANS



1 OVERALL SECOND FLOOR PLAN
A210 1:200



2 OVERALL MAIN FLOOR PLAN
A210 1:200



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