



FOR SUBLEASE

WCD BUILDING

11755 108 Avenue NW,
Edmonton, AB

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THE OPPORTUNITY

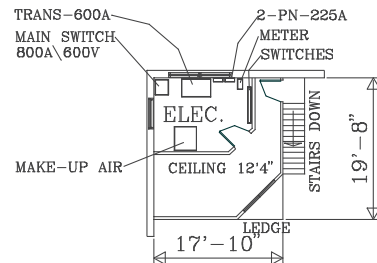
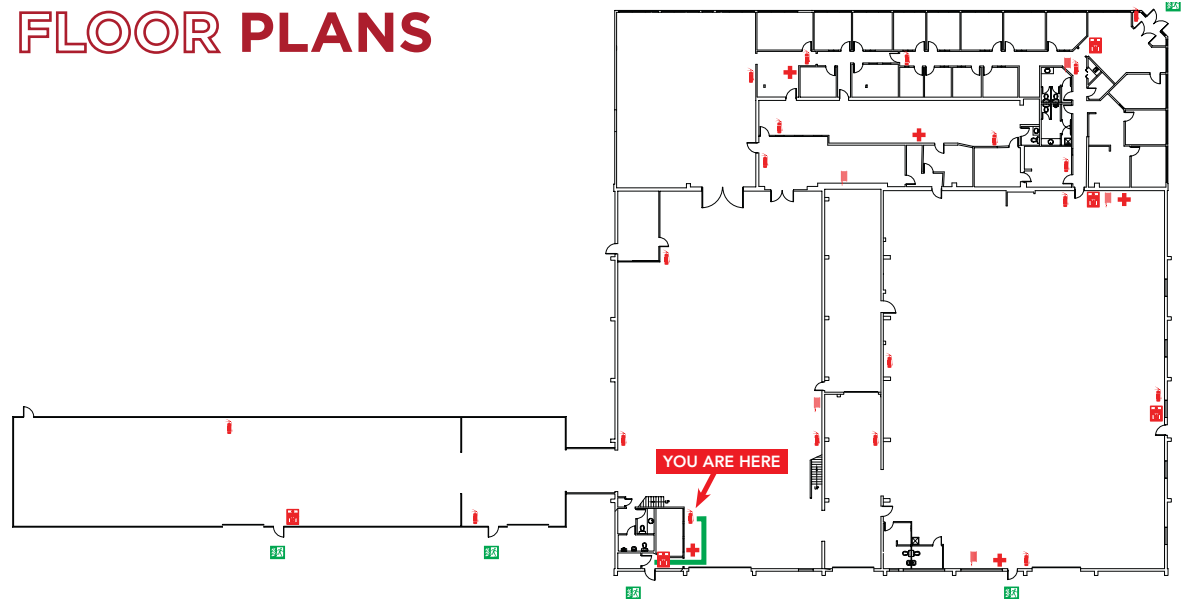
- ± 25,856 SF building
- Concrete block construction
- Built on ± 2.58 acres
- Fully fenced yard



PROPERTY DETAILS

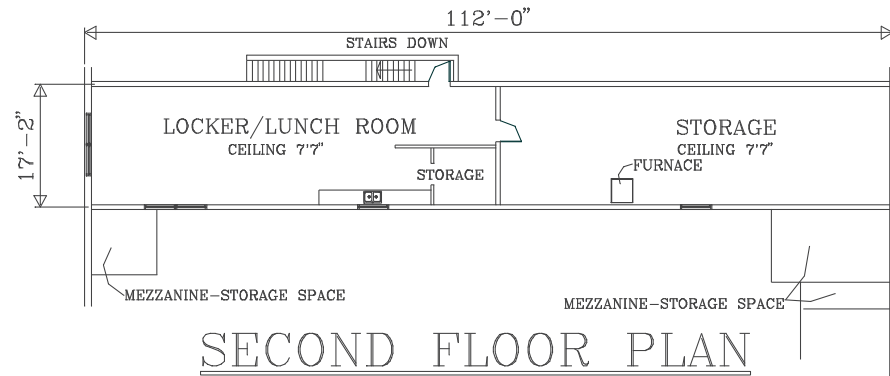
Municipal Address:	11755 108 Avenue NW, Edmonton, AB
Legal Description:	Plan 1755 KS, Block 19, Lot H
Zoning:	IM (Medium Industrial District)
Building Size:	± 25,856 SF
Site Size:	2.58 Acres
Year Built:	1989
Ceiling Height:	16' & 20'6" Clear
Power:	800 Amp/600 volt, 3 phase
Doors:	(2) 9'x10'6" Interior Grade (2) 12'x11'6" Interior Grade (1) 18'x14' Grade (1) 12'x15'4" Grade
Building Construction:	Concrete Block
Site Coverage:	23.2%
Heating/HVAC:	Gas Fire Unit Heaters (Warehouse) HVAC (Office)
Lease Rate:	\$9.00 per SF
Operating Costs:	To be Confirmed

FLOOR PLANS



NORTHWEST MEZZANINE

APPROX. 300 SF



SECOND FLOOR PLAN

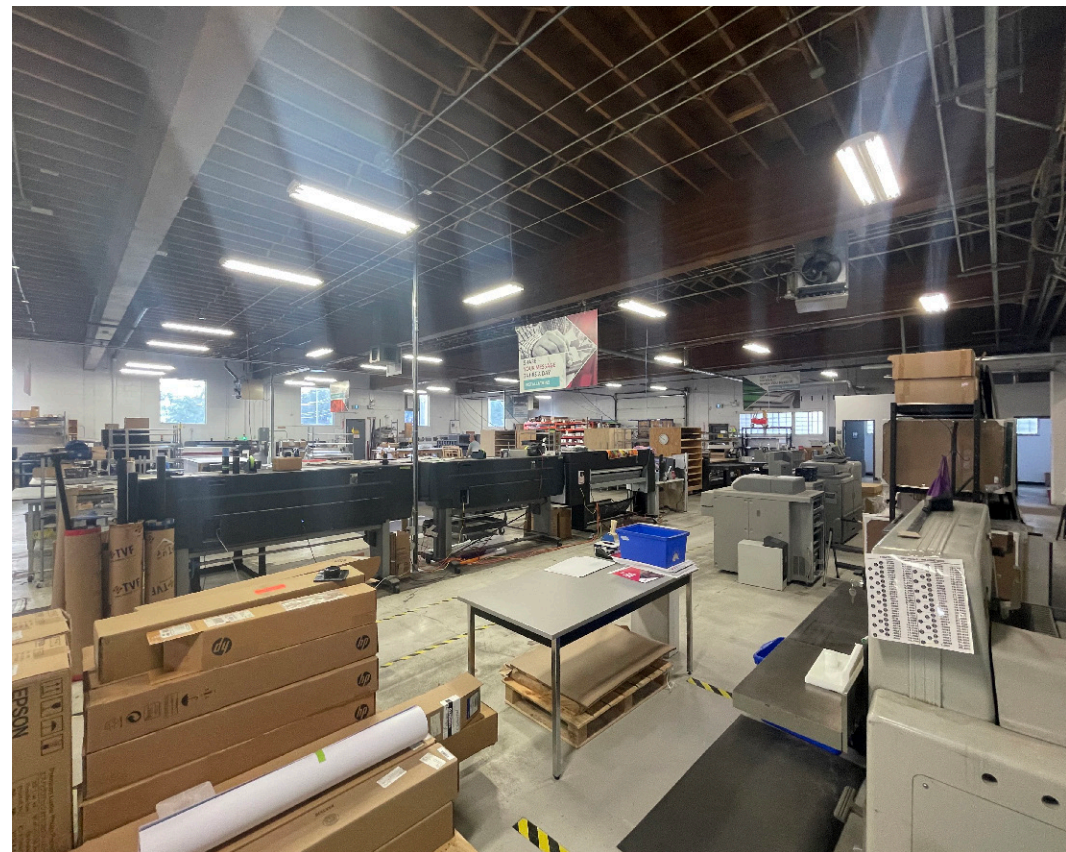
APPROX. 1900 SF

INTERIOR PHOTOS





INTERIOR PHOTOS





EXTERIOR PHOTOS





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