



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

SMALLEY'S INDUSTRIAL BAYS

11608 & 11634 149 Street NW,
Edmonton, AB

DOCK LOADING

TWO BAYS REMAINING

2,304 SF & 4,608 SF OFFICE/WAREHOUSE BAYS

PROPERTY HIGHLIGHTS

- Great access to 118 Avenue, 111 Avenue, and Yellowhead Trail
- Fibre optic connections
- Building signage with exposure to 149 Street
- City of Edmonton transit located directly in front of the Building (Routes 121 & 129)

Burke Smith

Partner

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Nicole Pozer, Unlicensed

Team Coordinator

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**CUSHMAN & WAKEFIELD
Edmonton**

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PROPERTY DETAILS

Zoning: IB - Business Industrial

Neighbourhood: Garside Industrial

Available Size: Unit 11608: 2,304 SF
Unit 11634: 4,608 SF

Loading: (1) Dock 8'x10' per bay

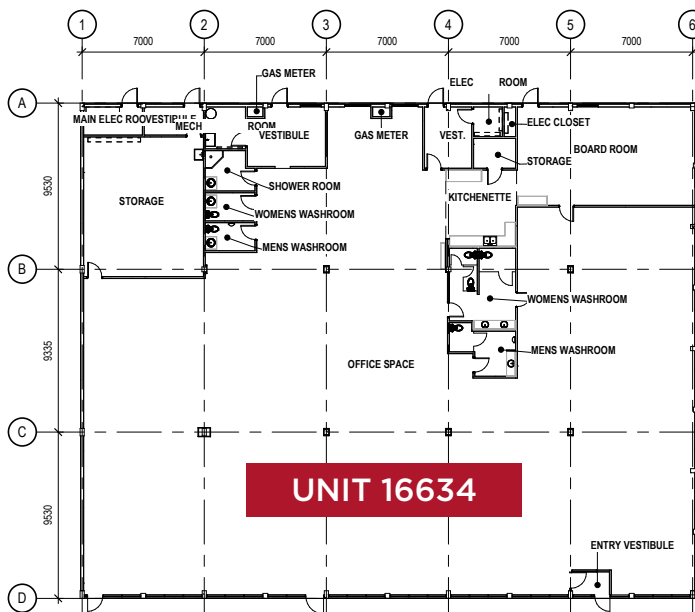
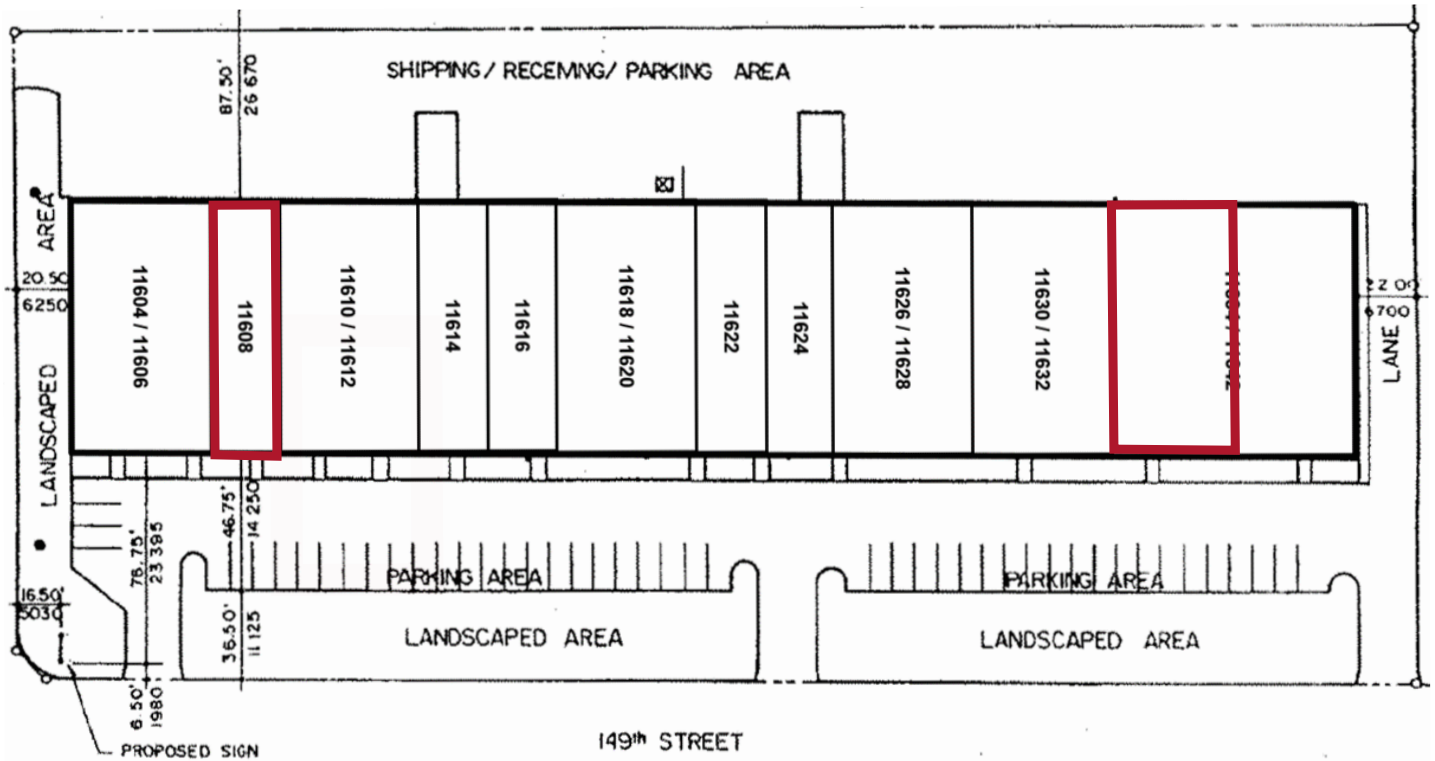
Ceiling Height: 14' Clear

Available: 60 Days Notice

Lease Rate: Market

Additional Cost: Op Costs \$5.19 per SF
Taxes \$2.84 per SF
Total \$8.03 per SF

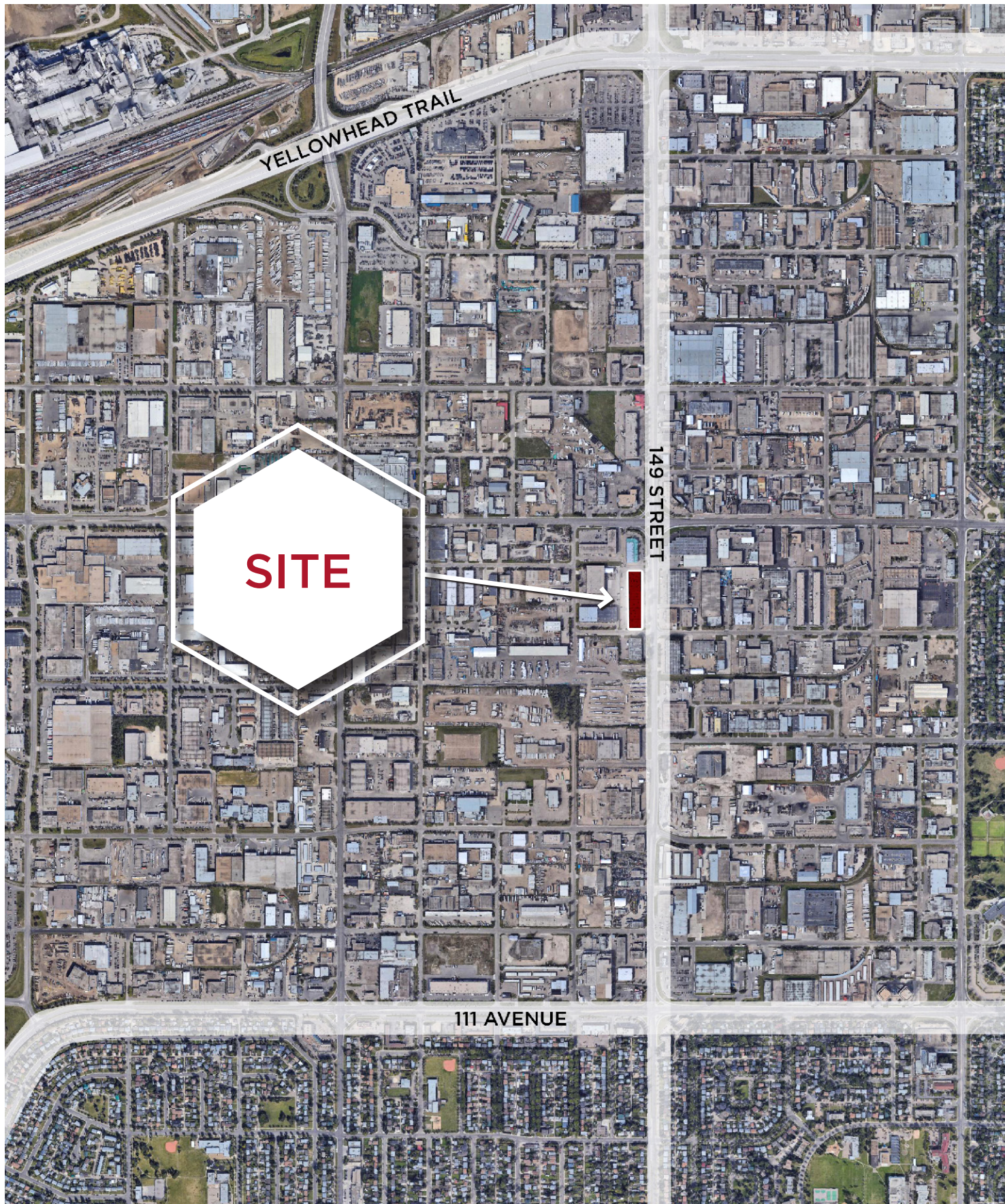
SITE PLAN



1 FLOOR PLAN - EXISTING MAIN FLOOR
1:200



2 REFLECTED CEILING PLAN - EXISTING MAIN FLOOR
1:200





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