



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

**SMALL
INDUSTRIAL
BAY WITH
DEVELOPED
OFFICE**

12230 163 Street
Edmonton, AB



PROPERTY HIGHLIGHTS

- Warehouse, reception, 2 offices, kitchenette, 2 washrooms.
- Potential yard storage available.
- Building signage available.
- Potential room for future expansion.

Mark Bowman

Associate

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David Cooney

Partner

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CUSHMAN & WAKEFIELD

Edmonton

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

www.cwedm.com

PROPERTY DETAILS

Municipal Address: 12230 163 Street
Year Built: 2000
Market: Carleton Square Industrial
Main Floor Office: 1,500 SF
Warehouse: 1,000 SF
Total: 2,500 SF
Power: 400 Amp, 3-Phase
Loading Doors: (1) 10' x 8' Grade

Lighting: Fluorescent
Heating: Rooftop Unit (Heat & AC)
Zoning: IM - Medium Industrial
Ceiling Height: 14'2"
Lease Rate: \$10.00 per SF
Operating Cost: \$7.28
Availability: Immediate

AERIAL



PROPERTY PHOTOS



RENOVATIONS ALMOST COMPLETE



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