

FOR LEASE

# GASLAND CENTRE

16060 114 Avenue,  
Edmonton, AB

COST EFFECTIVE

PROFESSIONAL OFFICE  
WITH WAREHOUSE

## OFFICE / WAREHOUSE SPACE AVAILABLE FOR LEASE

### PROPERTY HIGHLIGHTS

- Excellent access to 114th Avenue, 170th Street and Yellowhead
- Great exposure to 114th Street
- Move-in ready
- Up to 5,864 SF available
- Great cost effective option for users needing office and warehouse
- Air exchange, trench & sump in the warehouse

### IDEAL USERS

-  General Contractors
-  Engineering Groups
-  Insurance Adjusters
-  Surveyors
-  Not for Profit

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**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
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[www.cwedm.com](http://www.cwedm.com)

# PROPERTY DETAILS

**Municipal Address:** 16060 114 Aveue,  
Edmonton, AB

**Available Area:** Office: 2,658 SF  
Warehouse: 3,206  
Total: 5,864 SF

**Zoning:** IB - Industrial Business

**Asking Net Rent:** Market

**Operating Costs:** \$8.08 per SF  
(includes utilities)

**Parking:** Surface - scramble

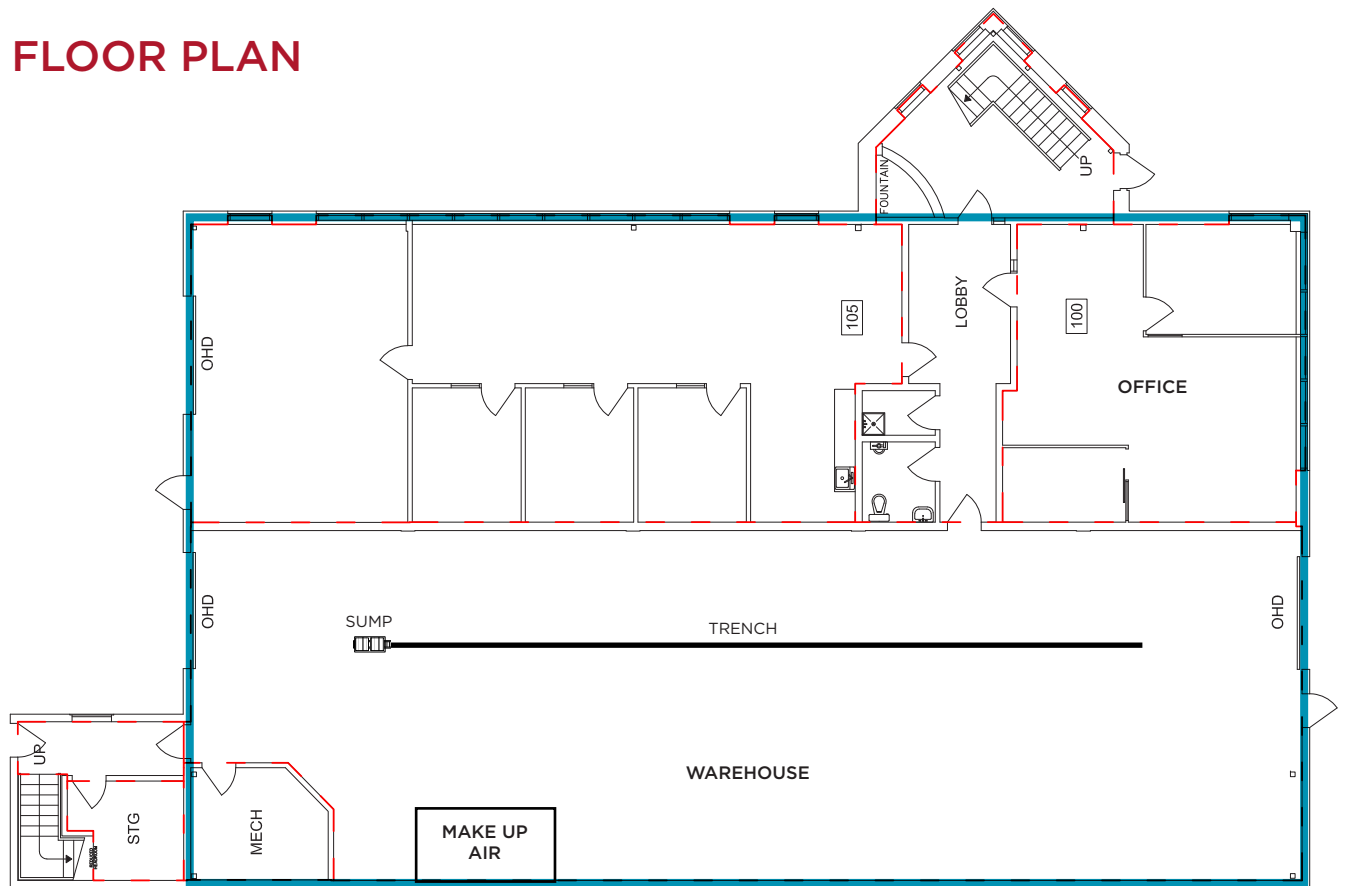
**Possession:** 30 days

**Loading:** Loading: (3) 8' x 10' Grade

**Clear Height:** 9' (Warehouse)

**Power:** 225 Amp 3 phase

## FLOOR PLAN



**CUSHMAN &  
WAKEFIELD**  
Edmonton

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