

FOR LEASE

# GASLAND CENTRE

16060 114 Avenue,  
Edmonton, AB

COST EFFECTIVE

DRIVE-THRU WAREHOUSE /  
LIGHT MANUFACTURING

OFFICE / WAREHOUSE SPACE AVAILABLE FOR LEASE

## PROPERTY HIGHLIGHTS

- Drive-thru warehouse capable of manufacturing uses, insurance adjusters, car detailing, etc.
- Air Exchange unit, trench and sump in warehouse.
- Functional office component including one (1) large office, open bullpen area, kitchenette & reception.
- Excellent access to 114 Avenue, 170 Street and Yellowhead Trail.

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## PROPERTY DETAILS

Municipal Address:	16060 114 Avenue, Edmonton, AB
Available Area:	Office: 785 SF Warehouse: 3,206 Total: 3,991 SF
Zoning:	IB - Industrial Business
Asking Net Rent:	\$12.00 per SF
Operating Costs:	\$5.90 plus utilities
Parking:	Surface - scramble
Possession:	Immediate
Loading:	(2) 8' x 10' grade
Clear Height:	9' (Warehouse)
Power:	225 Amp 3 phase

## IDEAL USES



Small scale  
manufacturing



Insurance  
adjusters

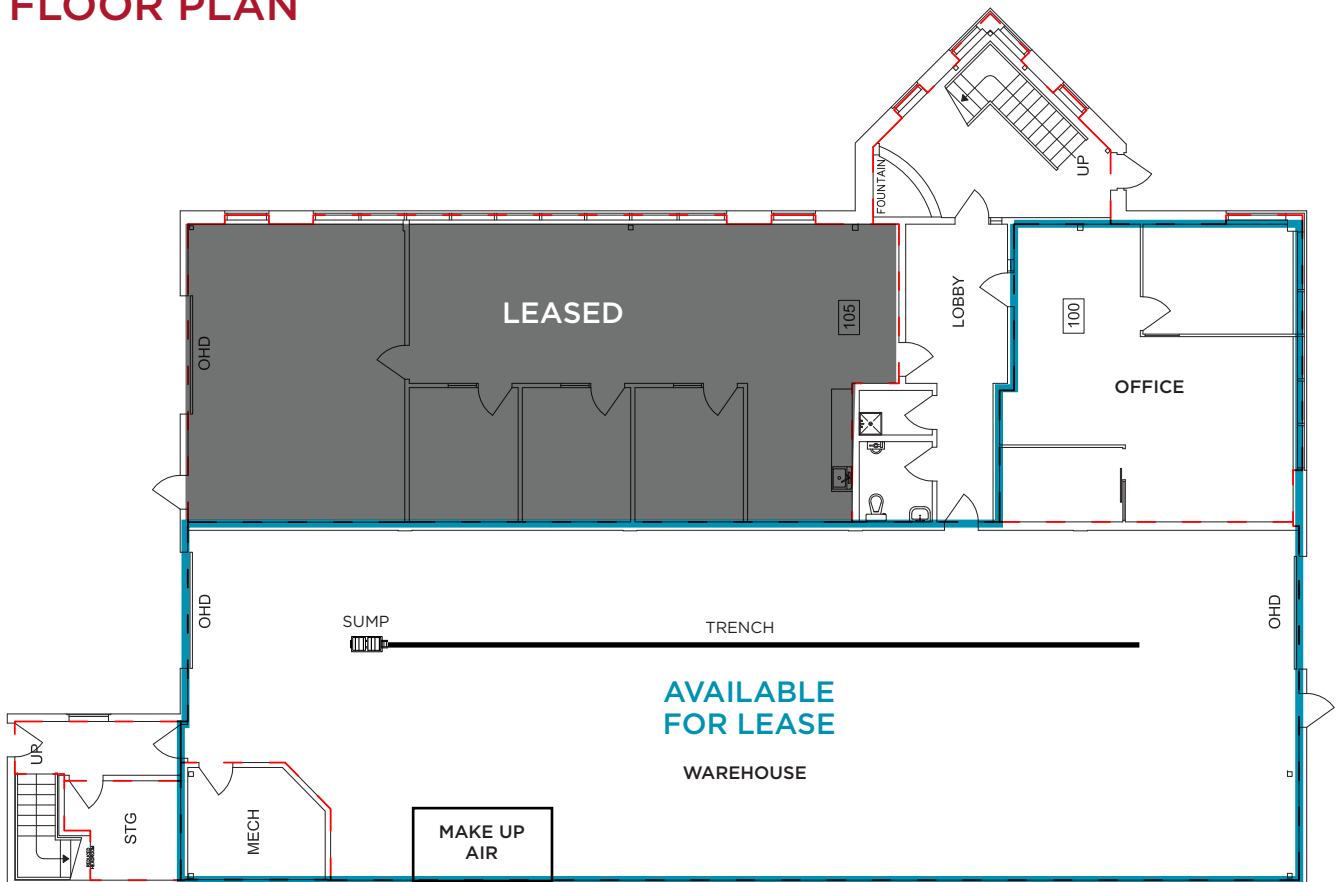


Car detailing

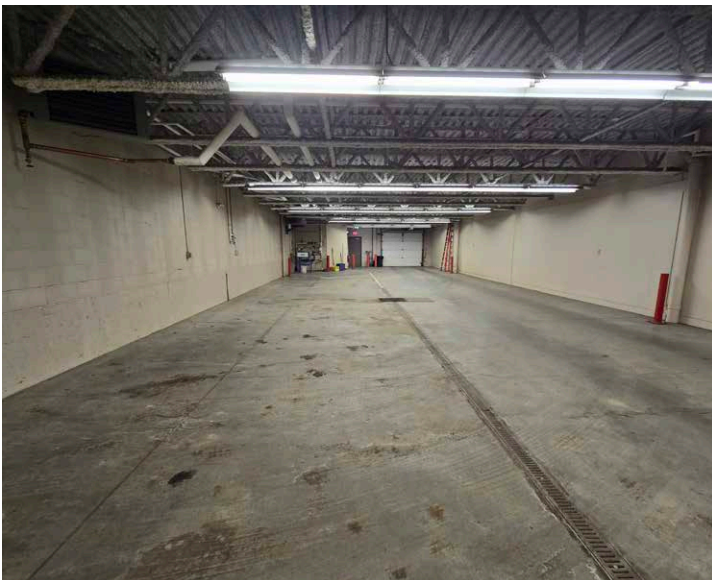
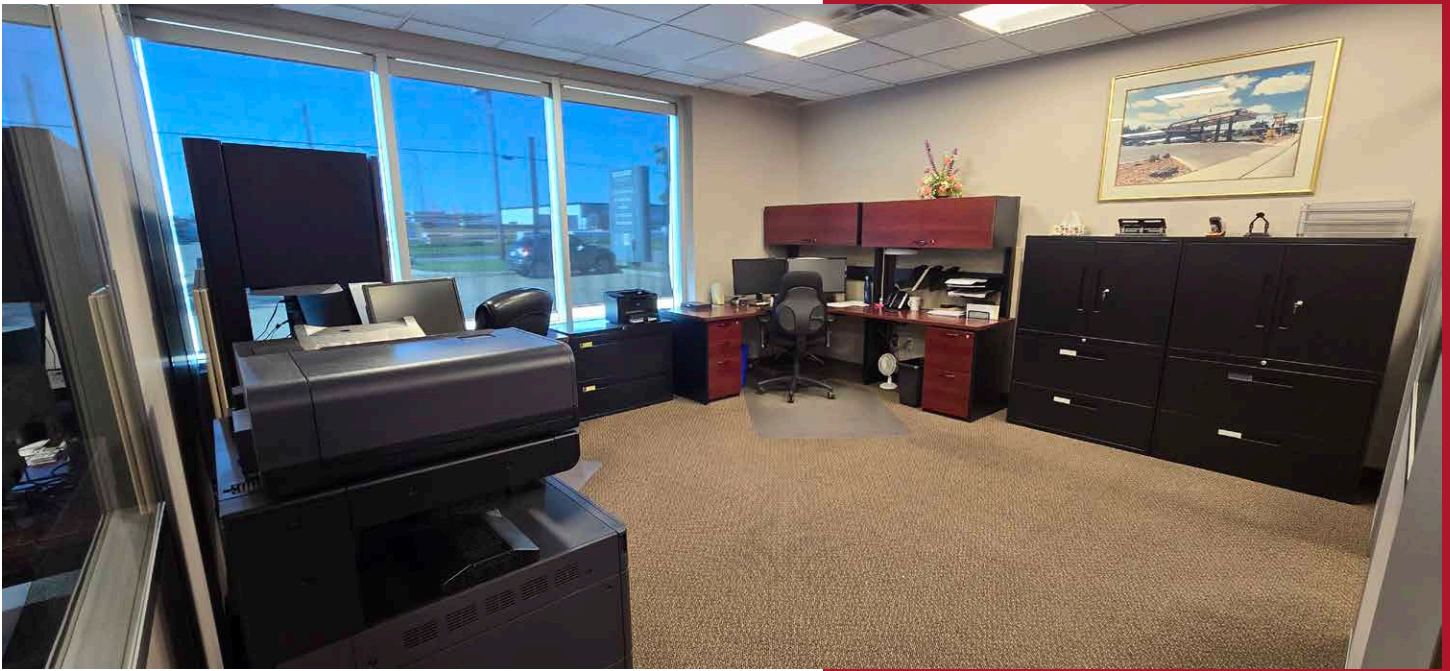


Contractors

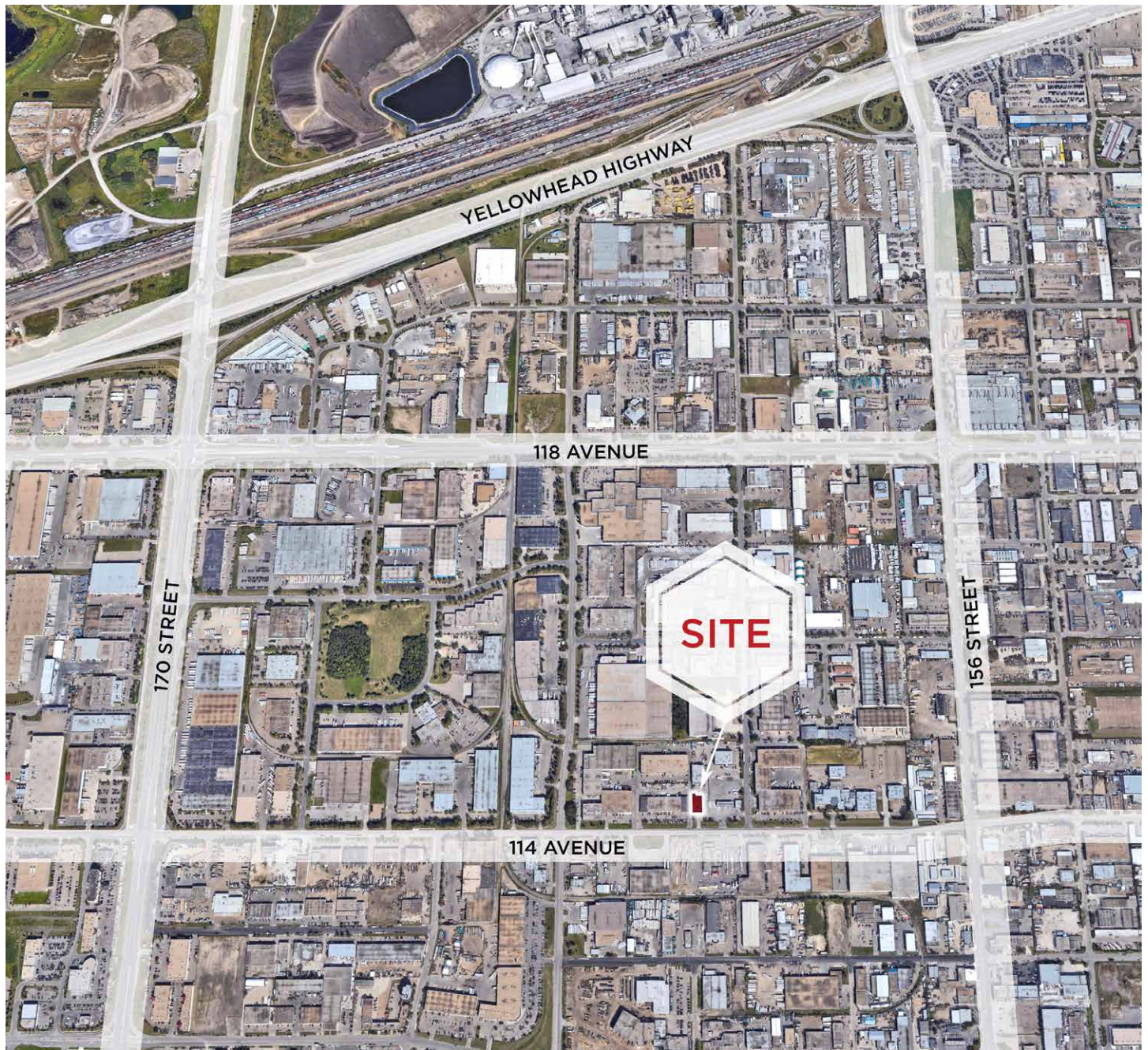
## FLOOR PLAN



# INTERIOR PHOTOS



# AERIAL



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