

FOR LEASE



CAPITAL ARTS BUILDING

10550 107 STREET NW, EDMONTON AB
16,000 SF OF WAREHOUSE W/ SMALL MEZZANINE



RARE DOWNTOWN WAREHOUSE

16,000 SF WITH 22' CLEAR

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The OPPORTUNITY

- Rare, centrally located warehouse with 22ft clear height for access to major downtown towers, retail, and venues
- Currently, \$1M+ dollars of new infrastructure in-place for multiple commercial kitchens with freezer/cooler (construction is partially completed). If not needed, landlord would remove
- Character brick interior
- Sprinklered with LED lighting
- Dock loading



Property DETAILS

MUNICIPAL ADDRESS
10550 107 Street NW,
Edmonton, AB

MARKET
Central McDougall

BUILT
1980

AVAILABLE AREA
800 SF (Main Floor Office)
1,000 SF (Second Floor Office)
14,200 SF (Warehouse)

16,000 SF (TOTAL)

POWER
400A

LOADING DOORS
(2) Dock

LIGHTING
LED Lighting

HEATING
RTU and Gas Furnace

MAKE UP AIR SYSTEM
Partially Completed

CLEAR HEIGHT
22'

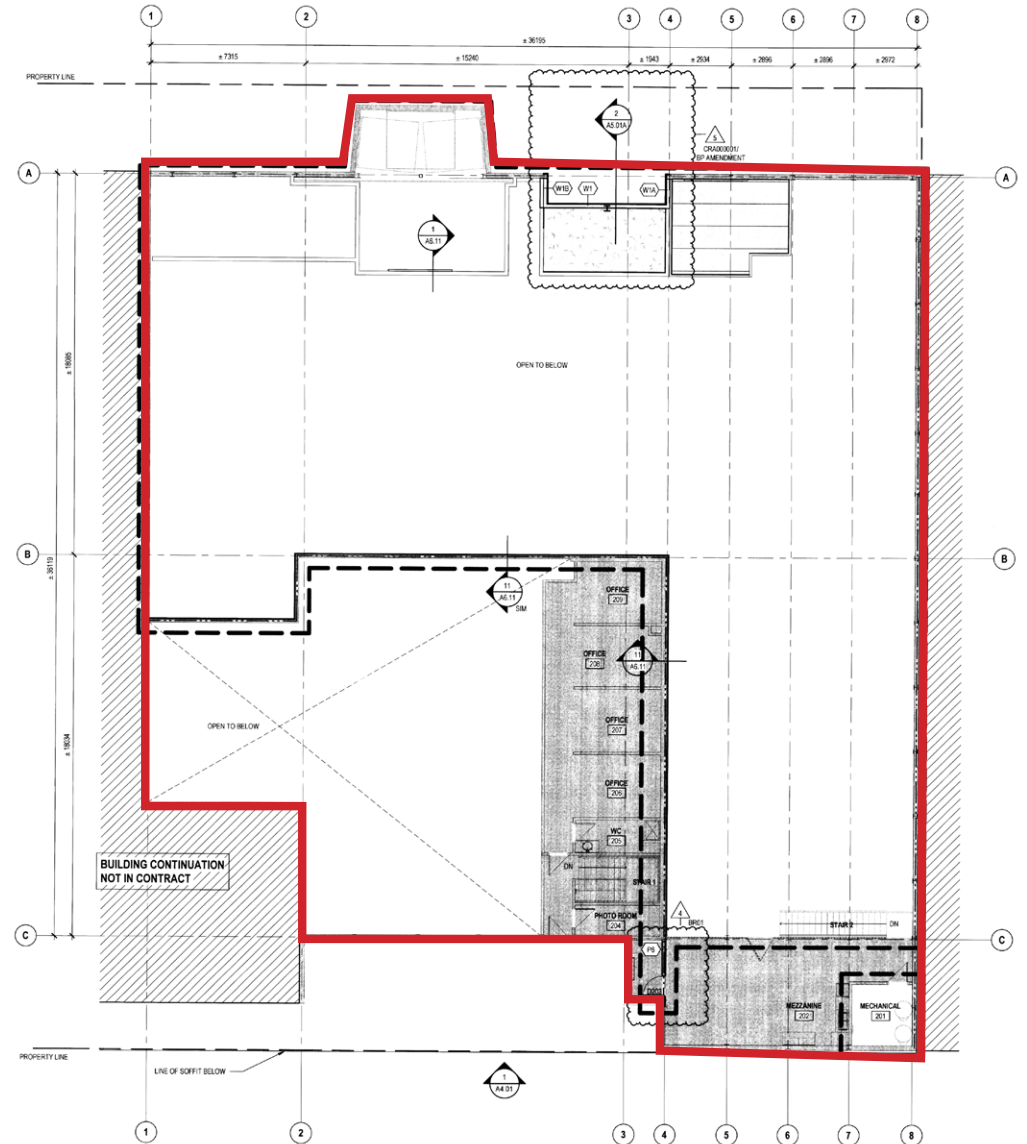
SPRINKLERED
Yes

LEASE RATE
\$12.00 per SF

OPERATING COST
\$5.20 per SF

AVAILABILITY
Immediately

Floor Plan





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