

**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

# WESTLOAD TRANSPORT LTD.

11215 222 Street  
Edmonton, AB

**6,300 SF SHOP ON 6.53 ACRES OF YARD**

## PROPERTY HIGHLIGHTS

- 6,300 SF Shop with overhang on 1.94 Acres
- Lot 2 1.98 Acres
- Lot 4 1.31 Acres
- Lot 5 1.30 Acres



**DRONE VIDEO 1**



**DRONE VIDEO 2**

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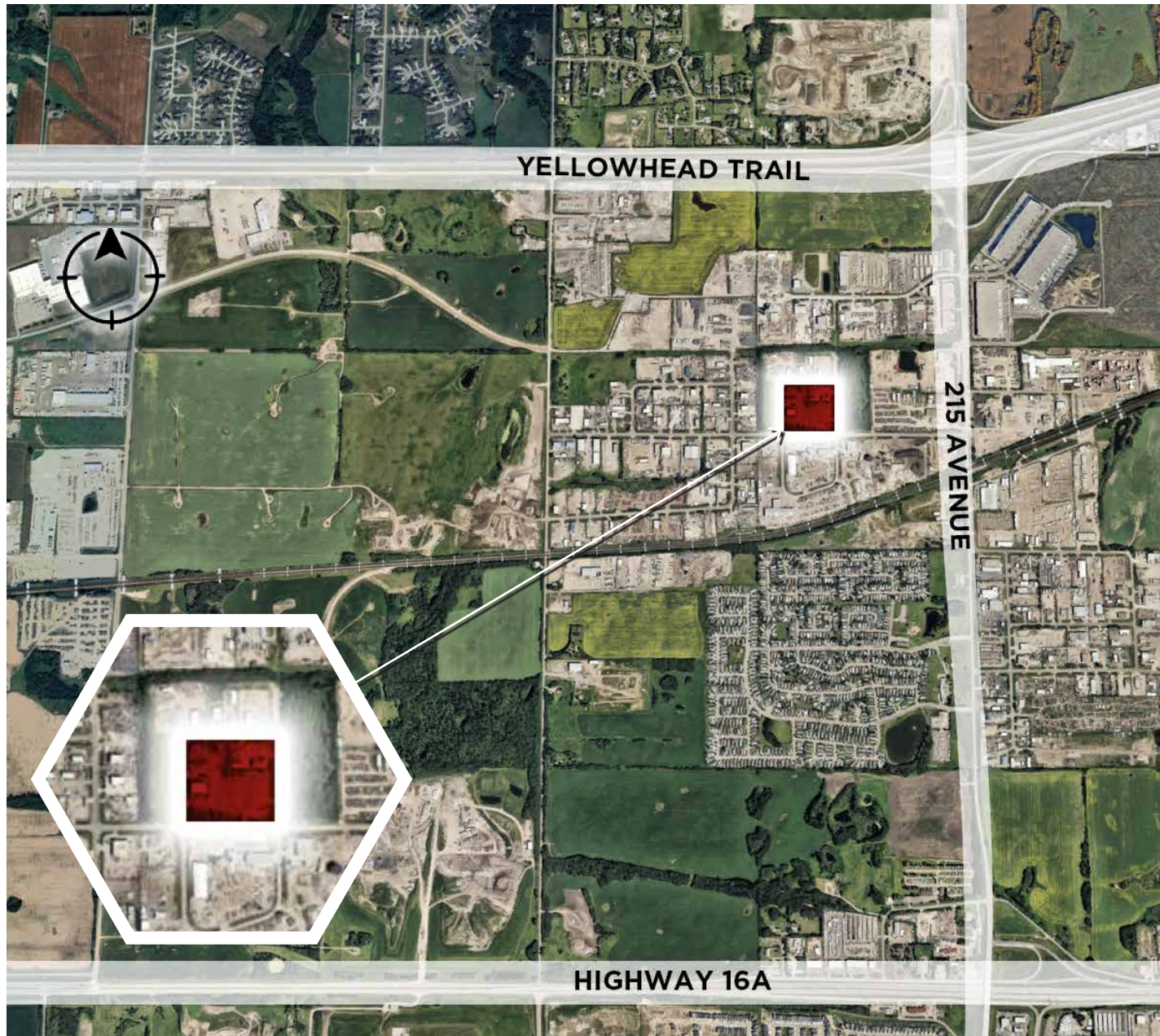
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## PROPERTY DETAILS

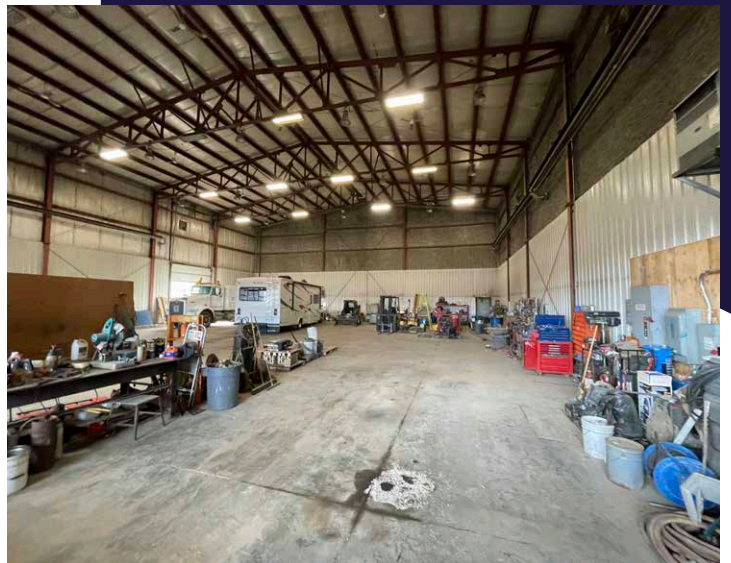
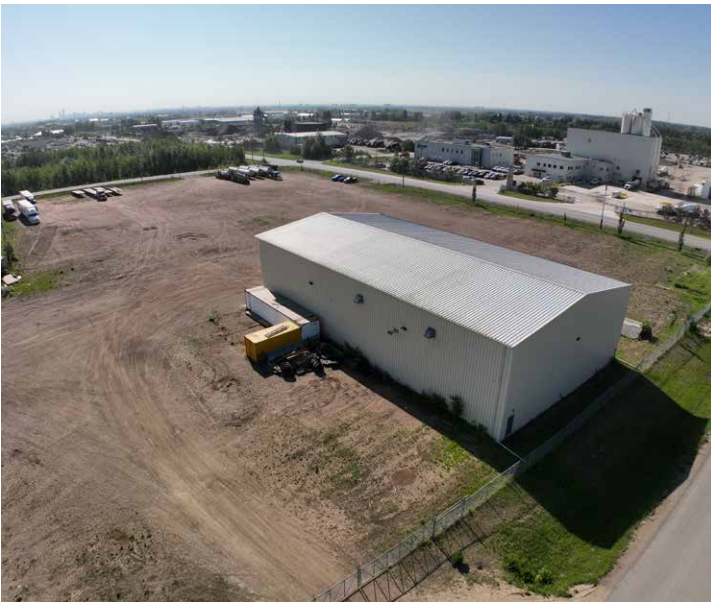
Municipal Address:	11215 222 Street	Lighting:	T5 and Halogen
Legal Description:	Plan 822018, Block 3, Lot 1	Heating:	Tube
Year Built:	2007	Sumps:	1
Yard Size:	6.53 Acres	Clear Height:	27'
Shop Area:	6,300 SF	Lease Rate:	Market
Power:	800 Amps 600 Volts (to be verified by user)	Yard Lease Rate:	\$1.25 per SF
Loading Doors:	3 - 16' x 18' grade doors 1 - 12' x 14' grade door	Availability:	Negotiable

## AERIAL





# PROPERTY PHOTOS







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