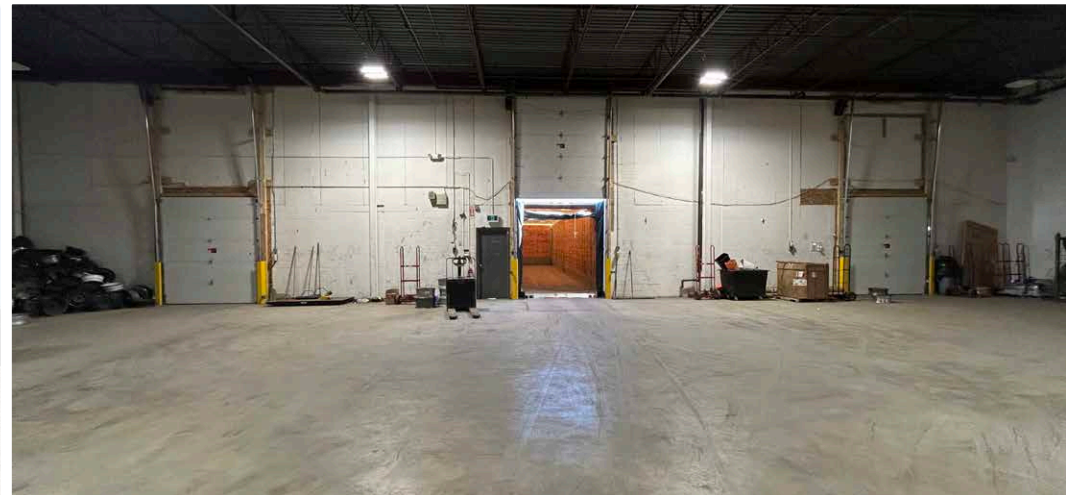


DOMINION CENTRE

B160, 14548 121A Avenue Edmonton, AB

**±17,293 SF WITH
DOCK LOADING**



PROPERTY DETAILS

| | |
|---------------------------|---|
| PROPERTY TYPE: | Industrial Warehouse |
| MUNICIPAL ADDRESS: | Suite B160, 14548-121A Avenue Edmonton, Alberta |
| ZONING: | IM - Medium Industrial |
| AVAILABILITY: | March 1, 2026 |
| POWER: | 225 AMP, 120/208 VOLT, 3 Phase (TBC) |
| AREA: | 17,293 SF Warehouse |
| INCLUDES: | (1) bathroom, no office |
| LIGHTING: | LED lighting |

| | |
|-------------------------|--|
| SPRINKLERS: | Yes |
| CEILING HEIGHT: | ±20' under joist |
| COLUMN GRID: | 39' x 32' |
| LOADING: | (3) Dock Doors (9' wide x 10' high with auto levelers) |
| HEATING: | Forced air heating |
| EXPIRY: | November 30, 2026 |
| SUBLEASE RATE: | \$6.50/SF |
| ADDITIONAL RENT: | \$5.95/SF (TBC) |

