

**FOR LEASE**



# DAYCO MULTI-BAY

14545/47/55 - 118 AVENUE,  
EDMONTON AB

## WEST EDMONTON MULTI-BAY WAREHOUSE

**CUSHMAN & WAKEFIELD  
Edmonton**  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. April 2026

**Jameson Rebeyka**  
Associate  
780-909-9989  
[jameson.rebeyka@cwedm.com](mailto:jameson.rebeyka@cwedm.com)

**Keith Boer**  
Associate  
587 990 8557  
[keith.boer@cwedm.com](mailto:keith.boer@cwedm.com)

# PROPERTY HIGHLIGHTS

- 3 demising options
- Largest space has main floor reception area and offices
- Second floor office
- Immediate access onto 118 Avenue
- Capped sprinkler heads for tire uses
- Quick access to 142 Street, 156 Street, 170 Street, Whitemud Drive, Yellowhead & Anthony Henday



# PROPERTY DETAILS

**Municipal Address** 14545/47/55 - 118 Avenue, Edmonton, AB

**Market** Dominion Industrial

**Loading Doors** Bay 1 (2) Dock 9' X 10', (1) Grade 9' X 10'  
Bay 2 (1) Dock 9' X 10'  
Bay 3 (2) Dock 9' X 10'

**Lighting** T5

**Sumps** Gas Fired Overhead

**Leasable Area Options** Bay 1: Main floor office - 1,623 SF  
Mezzanine office - 1,623 SF  
Warehouse - 9,464 SF  
  
Total - 12,710 SF

Bay 2: 5,940 SF Main floor warehouse

Bay 3: 5,940 SF Main floor warehouse

**TOTAL: 24,590 SF**

**Lease Rate** Bay 1 - Starting at \$8.50 per SF  
Bay 2 - Starting at \$8.50 per SF  
Bay 3 - Starting at \$8.50 per SF

**Operating Costs** \$6.71 per SF (2026)

**Availability** Immediately

# AERIAL VIEW



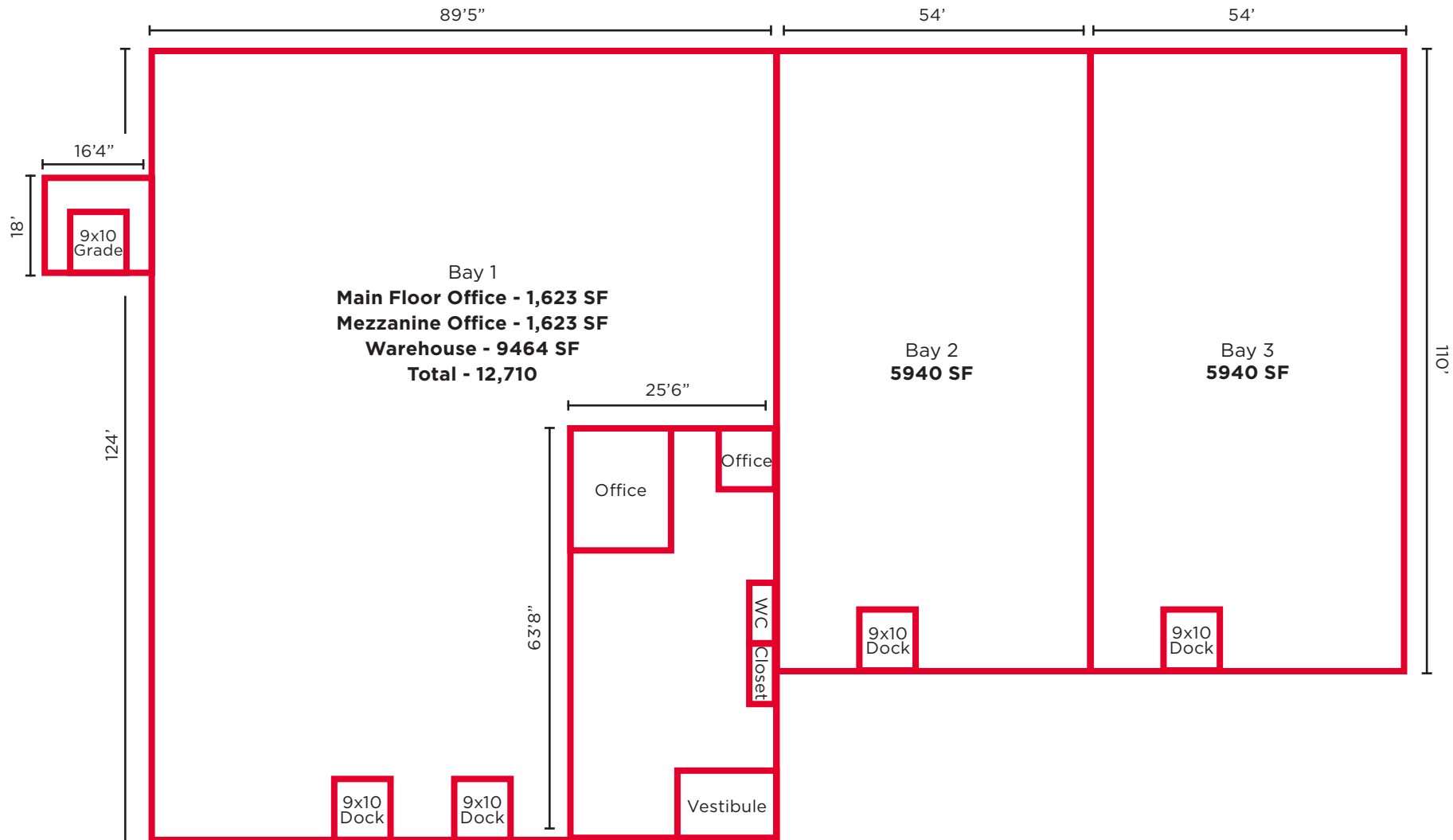
**118 AVENUE**

**149 STREET**

**SITE**

**142 STREET**

# FLOOR PLAN



**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. April 2026

**Jameson Rebeyka**  
Associate  
780-909-9989  
[jameson.rebeyka@cwedm.com](mailto:jameson.rebeyka@cwedm.com)

**Keith Boer**  
Associate  
587 990 8557  
[keith.boer@cwedm.com](mailto:keith.boer@cwedm.com)

**CUSHMAN & WAKEFIELD**  
Edmonton