

FOR LEASE



DAYCO MULTI-BAY

14545/47/55 - 118 AVENUE,
EDMONTON AB

WEST EDMONTON MULTI-BAY WAREHOUSE

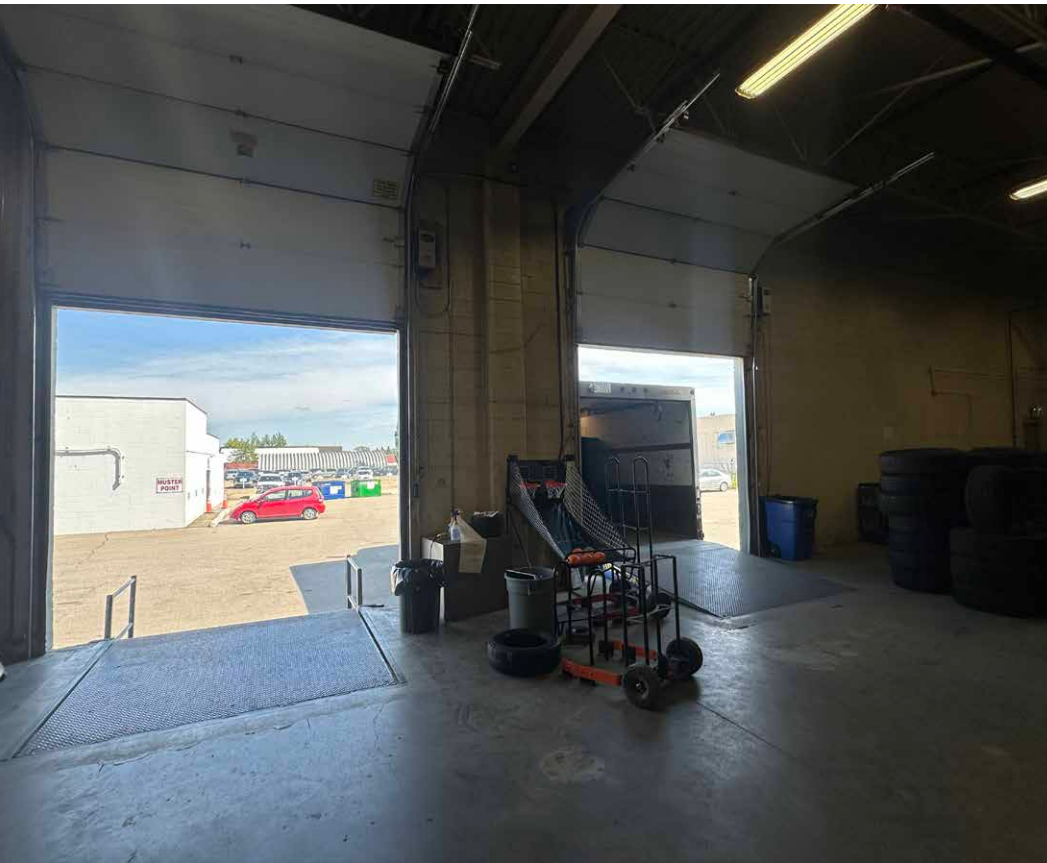
**CUSHMAN & WAKEFIELD
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PROPERTY HIGHLIGHTS

- 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 (4) Dock 12' X 10', (1) Grade 12' X 10'

Lighting T5

Sumps Gas Fired Overhead

Leasable Area Options

Option 1: 11,322 SF Main floor office & warehouse, (2) dock 12' x 10', (1) grade 12' x 10'

1,700 SF Second floor office

Option 2: 6,103 SF Main floor warehouse, (1) dock 12' x 10'

Option 3: 6,103 SF Main floor warehouse, (1) dock 12' x 10'

TOTAL: 25,228 SF

Lease Rate \$11.00 per SF

Operating Cost \$5.98 per SF

Availability March 2026

AERIAL VIEW



118 AVENUE

149 STREET

SITE

142 STREET



KEEP IN TOUCH

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