

FOR LEASE

MISTATIM WAREHOUSE WITH YARD

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EDMONTON, AB

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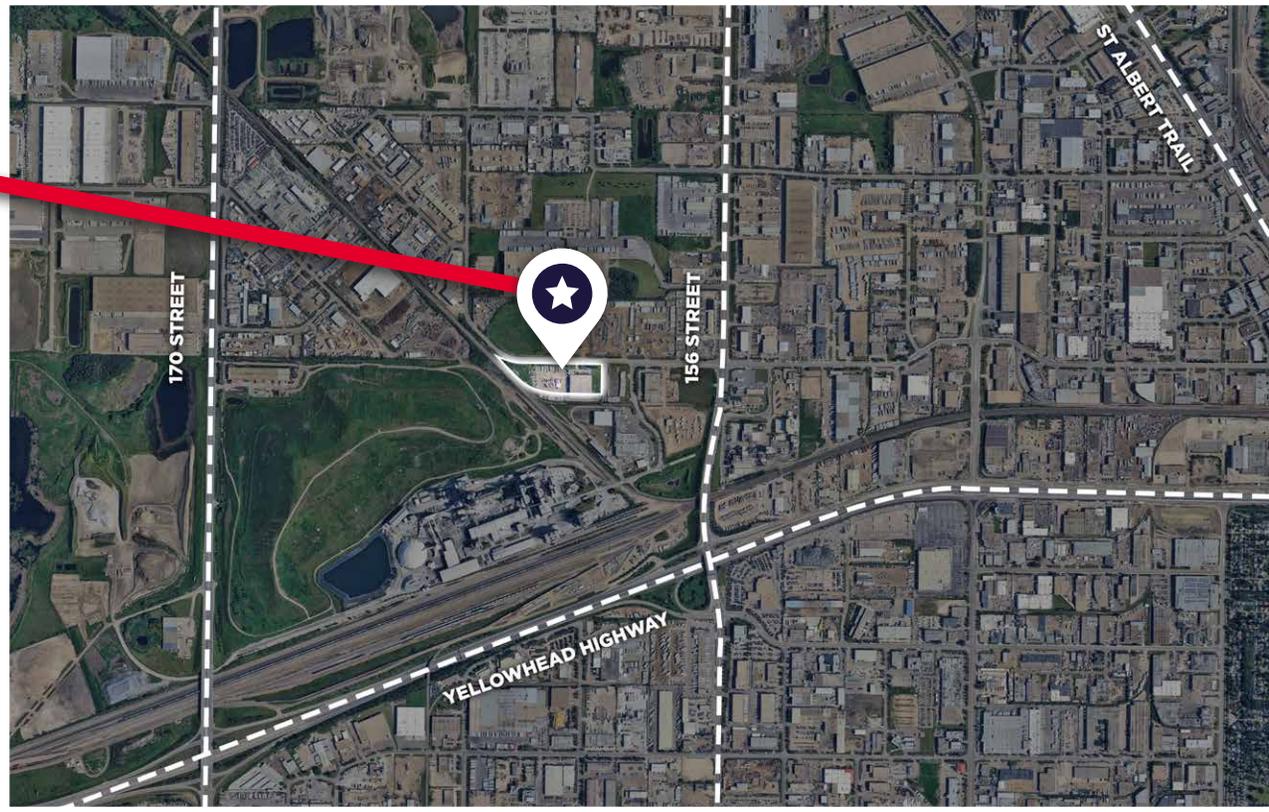
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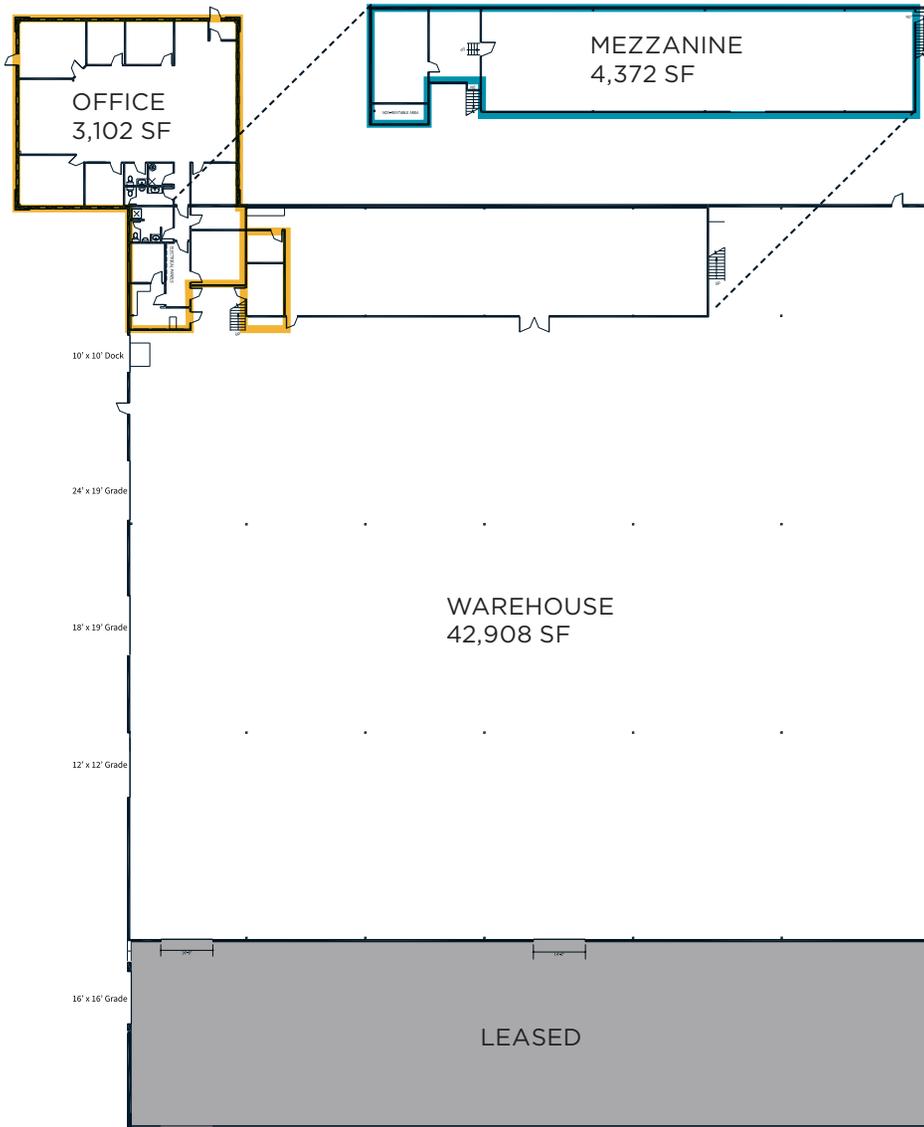
46,010 SF WITH YARD

PROPERTY HIGHLIGHTS

- Dock and grade loading facility
- Excellent access and northwest location off of Yellowhead and 156 Street overpass
- Fenced, lit, asphalt yard



SITE PLAN



VIRTUAL TOUR

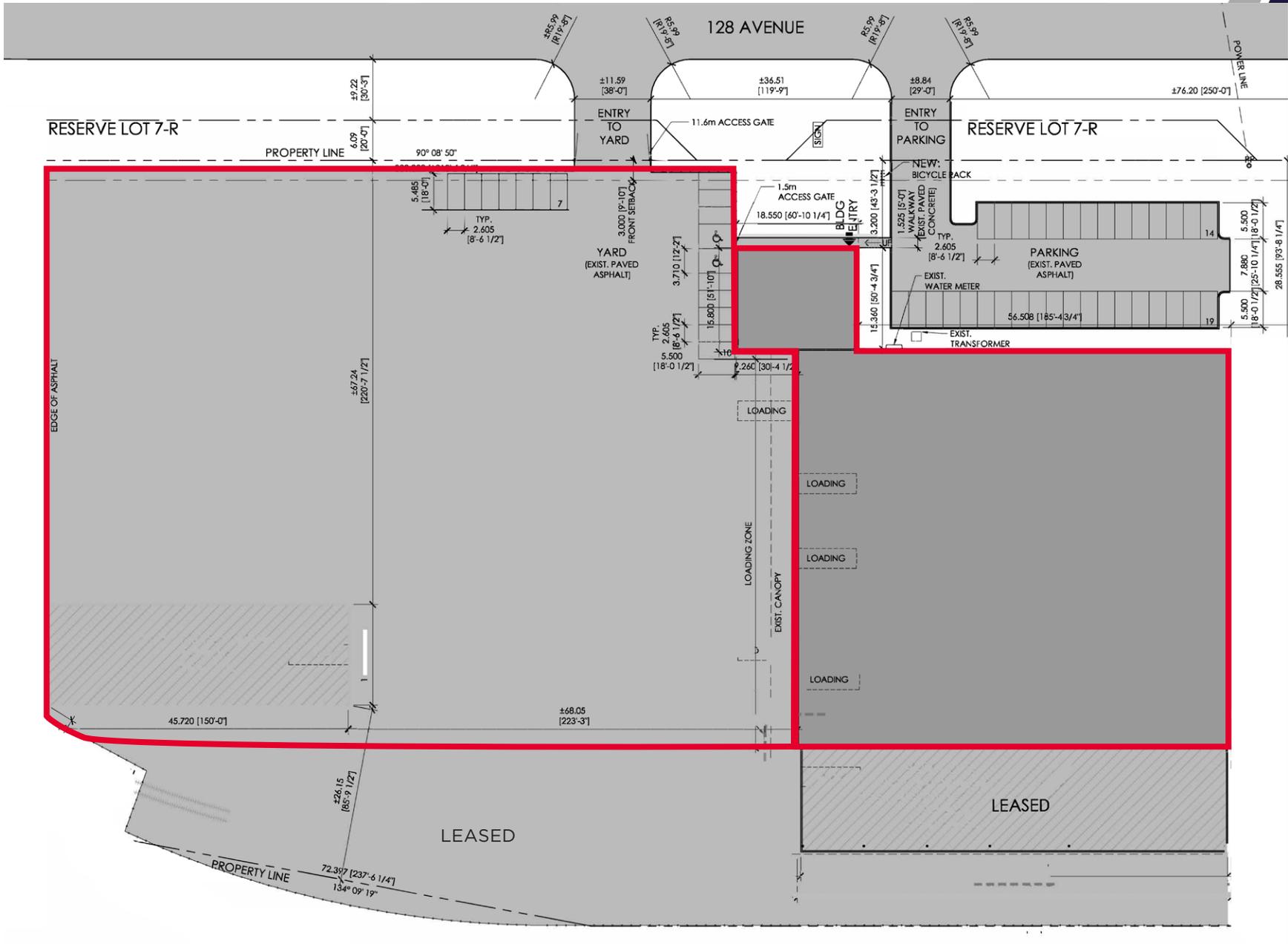


PROPERTY DETAILS

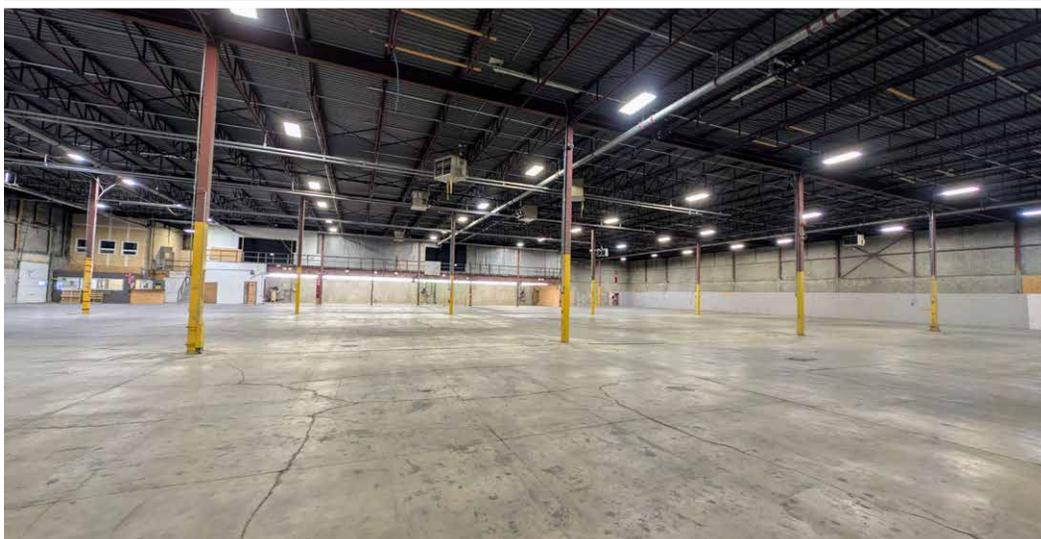
Municipal Address:	16011 128 Avenue NW, Edmonton, AB
Zoning:	IM (Medium Industrial)
Available Size:	42,908 SF - Warehouse 3,102 SF - Office 46,010 - SF Total 4,372 SF - Mezzanine (Not included in GLA)
Yard:	±2.50 Acres
Heating:	Overhead Unit Heaters and Radiant Tube
Power:	400 Amp, 600 Volt, 3 Phase (TBC)
Ceiling Height:	24' Clear
Sprinklered:	Yes (1) Dock (10' x 10' w/ leveler) (1) Grade (24' x 19')
Loading Doors:	(1) Grade (18' x 19') (1) Grade (12' x 12')
Lease Rate:	\$10.50/SF Including Yard
Additional Rent:	\$5.82/SF (2026) Including Management Fee



SITE PLAN



PROPERTY PHOTOS



2 MINUTES TO YELLOWHEAD

4 MINUTES TO 170 STREET

6 MINUTES TO THE ANTHONY HENDAY

9 MINUTES TO THE CN INTERMODAL TERMINAL

170 STREET

156 STREET

ST ALBERT TRAIL

YELLOWHEAD HIGHWAY



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