



## Freestanding industrial building

- 41,349 sf building on 2.87 acres in northwest Edmonton
- 10,658 sf of office and showroom space across two floors
- Fully fenced asphalt yard & marshalling area.
- Well located with close proximity to 149 Street and St. Albert Trail
- Easy access to both Yellowhead Trail and the northeast section of Anthony Henday Drive

### Get more information

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# For Lease or Sale

14635 - 121A Avenue, Edmonton, AB



## Offering summary

Legal Description: Plan 5951KS Block 3 Lot 2

Available Area: Office (two floors) 10,658 sf  
Shop/Warehouse 30,691 sf  
Total 41,349 sf

Site Size: 2.87 acres

Zoning: IM - Medium Industrial

Loading: Covered dock & ramped grade

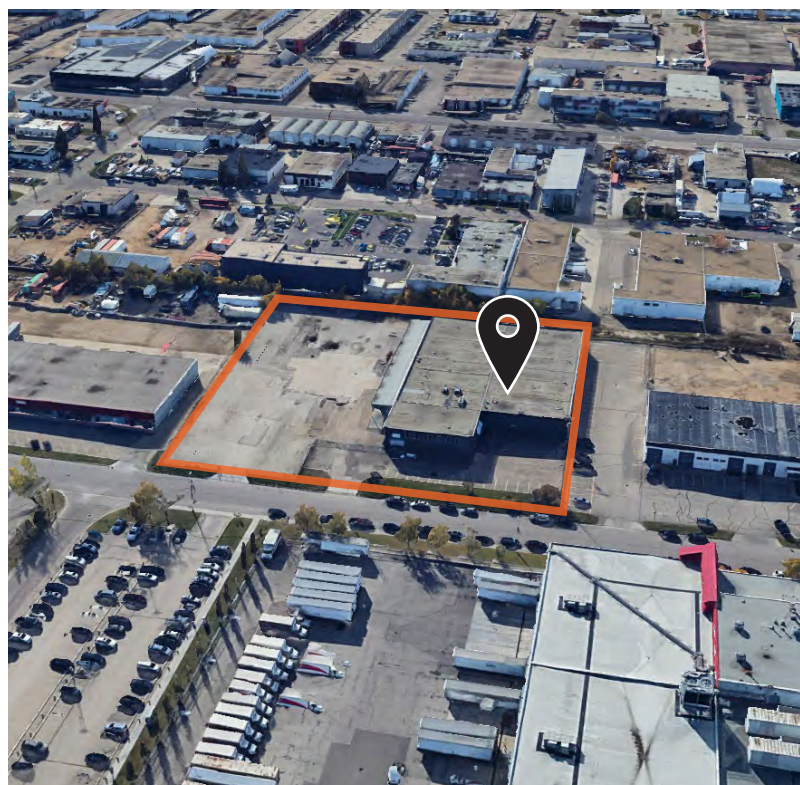
Power 3 Phase 4 Wire 600 Amp 208 Volt

Ceiling Height: 15'

Operating Costs: \$3.06 psf

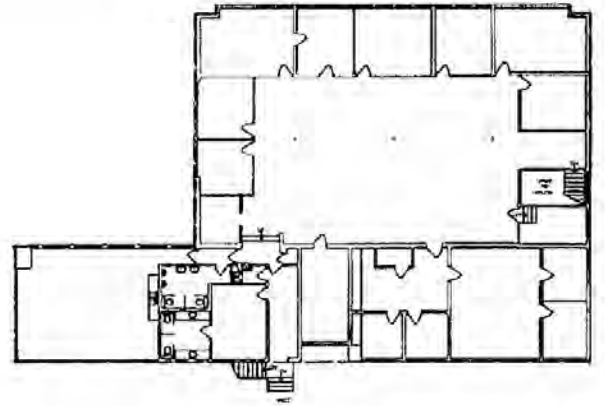
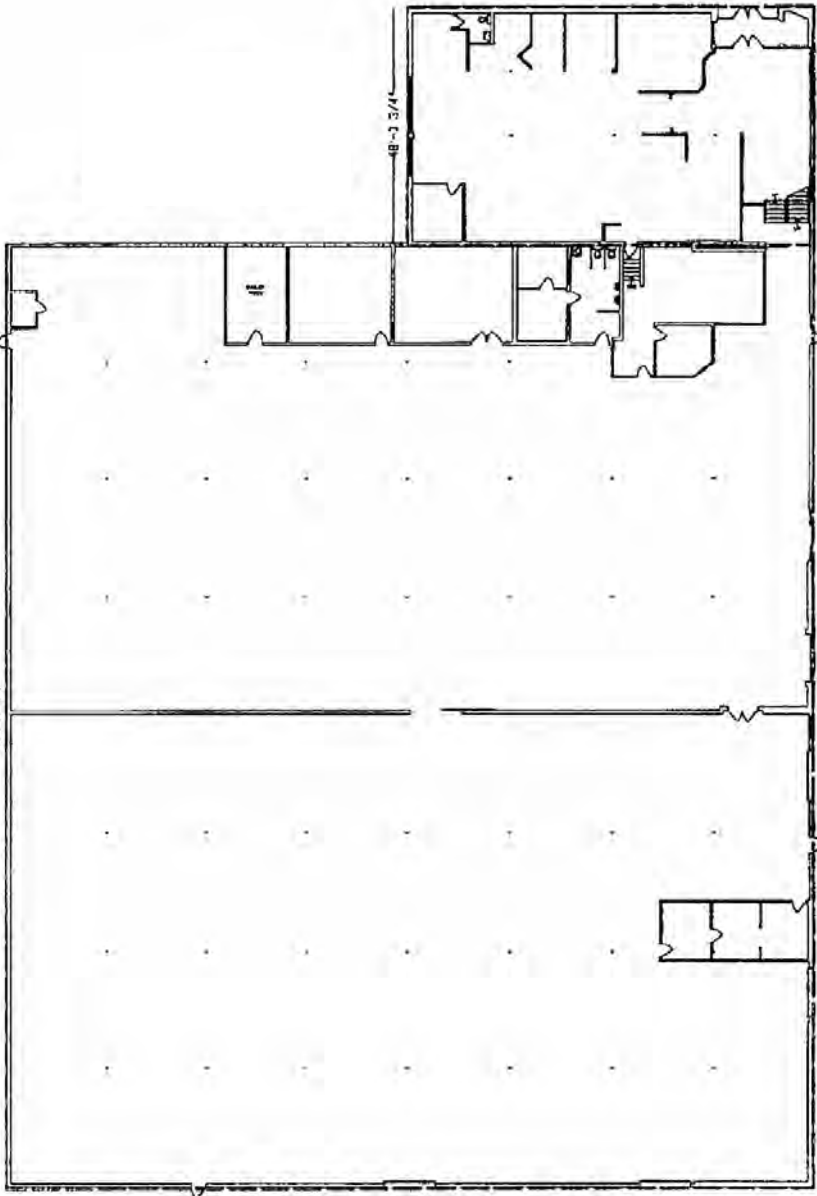
Lease Rate: \$8.75 psf

Sale Price: Market



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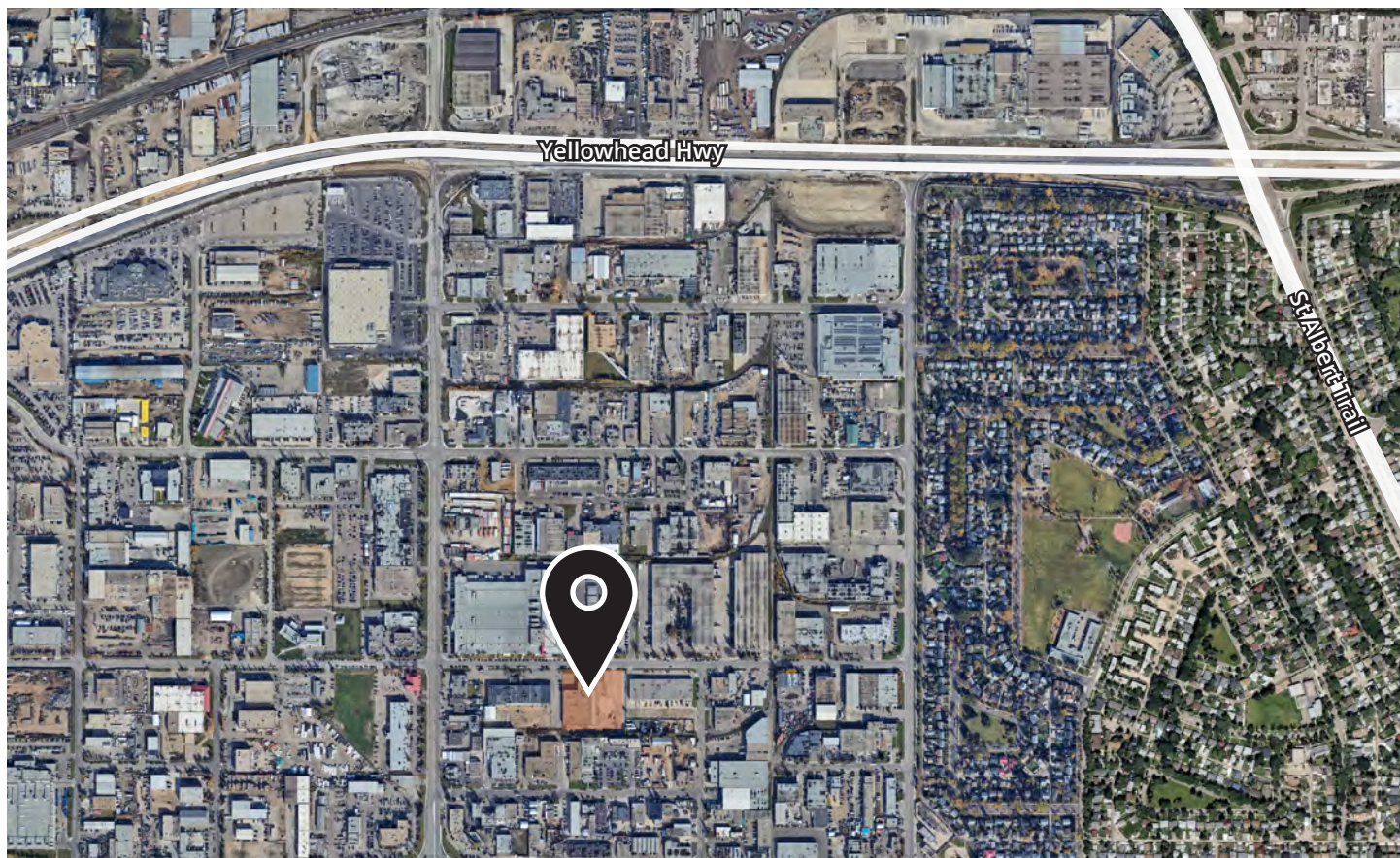
**Second floor**  
Office area - 6,780 SF

**Main floor**  
Office area - 3,878 SF  
Warehouse - 30,691 SF



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