

WAREHOUSE & OFFICE WITH AMPLE YARD AVAILABLE

SUITABLE FOR HEAVY DUTY TRUCK REPAIR

FOR LEASE

WINNINGTON INDUSTRIAL BAY WITH YARD

12708 149 Street, Edmonton, AB

13,073 SF

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PROPERTY HIGHLIGHTS

Curb appeal

Functional office/warehouse with upgraded lighting & electrical distribution throughout

Sprinklered

Three (3) large grade loading O/H doors

Ample yard for storage

Excellent access to Yellowhead Trail, Anthony Henday Drive, 128 Avenue, and St. Albert Trail

SITE

149 STREET

YELLOWHEAD TRAIL

156 STREET

ST. ALBERT TRAIL



PROPERTY DETAILS

MUNICIPAL ADDRESS
12708 149 Street

LEGAL DESCRIPTION
Plan 1823239, Block 2

ZONING
IM - Medium Industrial

AVAILABLE SIZE
Office: ±978 SF
Warehouse: ±12,050 SF
Total: ±13,073 SF

LOADING
Grade (3) 16' x 16'

POWER
240 Volt
(TBC by Tenant)

CEILING HEIGHT
20' 8"

LIGHTING
LED

HEATING
Forced Air

SPRINKLERS
Yes

COLUMN SPACING
26' 4" x 42' 6"

LEASE RATE
\$11.50 per SF

OPERATING COSTS
TBD



YARD AREA



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