

Owner/User Distribution Building

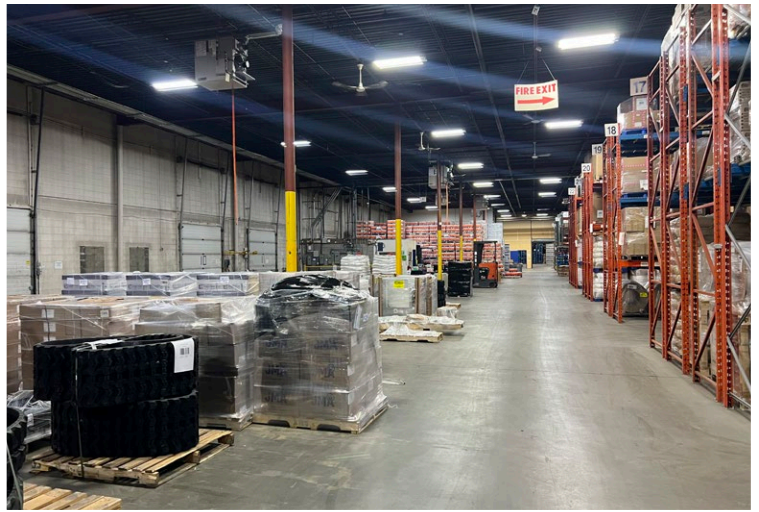
12759 - 149th Street
Edmonton, Alberta
www.cbre.ca

105,124 SF on 5.59 Acres



Owner/User Distribution Building

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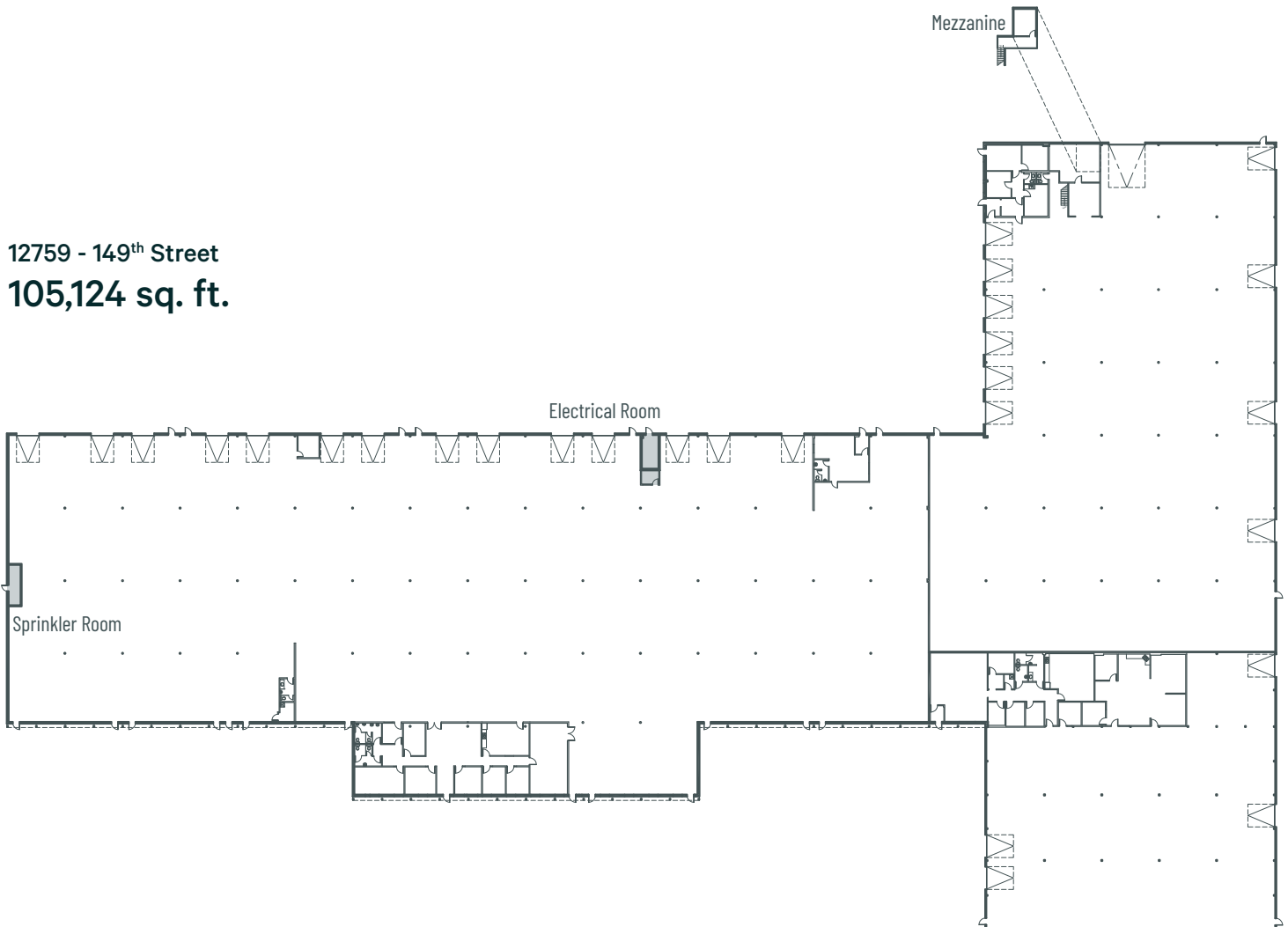
Experience exceptional accessibility and versatility with this well-maintained freestanding building, ideally positioned with quick access to major transportation routes including Yellowhead Trail, St. Albert Trail, 118th Avenue, 170th Street, and Anthony Henday Drive. The property is in remarkable condition and offers the flexibility to accommodate multiple tenants, making it an ideal opportunity for businesses seeking convenience, functionality, and long-term value.

For Sale / Lease

Legal Address	Plan 2119NY; Block 1; Lot 20
Zoning	IM - Medium Industrial
Year Built	1975
Site Size	5.59 Acres
Available Area	105,124 sq. ft.
Dock Loading	(20) 10' x 10' dock (14 with levelers) (2) 10' x 12' dock (with levelers)
Grade Loading	(1) 16' x 18' automatic
Construction	Concrete block
Column Spacing	25' x 31'6"
Bay Depth	126'
Ceiling Height	20'3" clear
Power	1,200 amp, 600 volt main service *To be confirmed by tenant / purchaser

Heating	Forced air (warehouse) HVAC (office)
Lighting	T5H0 fluorescent
Sprinklers	Yes
Downdraft Fans	Yes
Fenced	Yes
Parking	Double row
Fibre	Yes
Taxes (2025)	\$268,700.88
Op Costs (2026)	\$6.20 per sq. ft. / annum (includes admin fee)
Sale Price	\$13,200,000
Lease Rate	\$7.75 per sq. ft. / annum
Available	For Purchase: Immediately For Lease: April 1, 2027

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105,124 sq. ft.





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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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