

FOR LEASE

CENTRAL DISTRIBUTION BUILDING

11419 - 120 Street NW
Edmonton, AB

Property Overview



- Part of the Central Distribution Building, a multi-tenant building containing a total of 106,614 ft²
- Fully serviced 3.83-acre property with parking
- Newly renovated 32,762 ft² of light industrial or distribution space
- Quick access to Downtown, Yellowhead Trail and Edmonton's Anthony Henday
- Situated in the soon to be developed, highly desirable Blatchford Area - formerly known as the City Centre Airport
- Potential for Future Expansion
- Very well-maintained property

BUSINESS OVERVIEW

Imperial Equities Inc. is an Edmonton, Alberta based business with a focus on acquisition, development, and redevelopment of commercial and industrial properties in its targeted Edmonton and Alberta markets. The Company's common shares are traded on the TSX Venture Exchange under the symbol, "IEI".

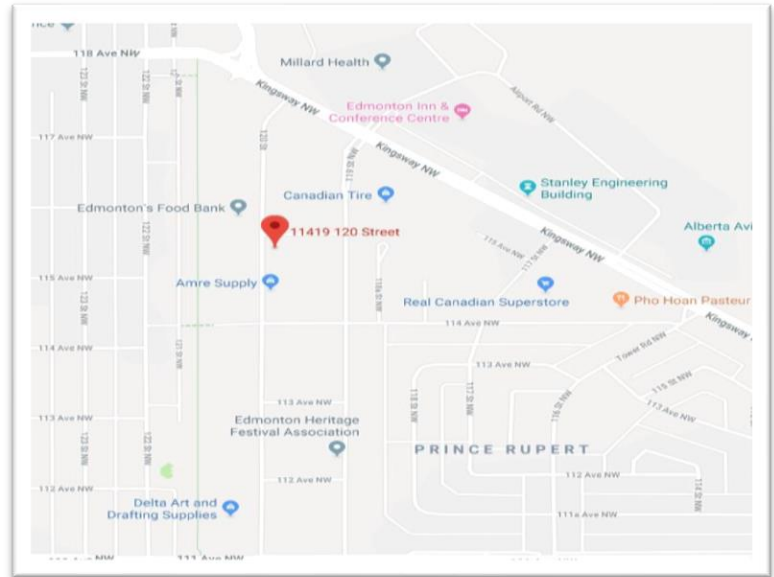
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Property Details

Legal Description	Lot A, Block 194 & Plan 127 6HW
Zoning	Medium Industrial District (IM)
Leasable Area	32,762 ft ²
Warehouse	31,562 ft ²
Office	1,200 ft ²
Warehouse Ceiling Height	19 ft under Truss
Dock Doors	12
Dock Levelers	10
Lighting	LED Throughout
Mechanical	HVAC Unit Heaters Infrared Heating
Sprinklers/Fire Alarm System	Fully Sprinklered
Operating Costs per Square Foot	\$3.20 (Estimate 2019)
Lease Rate per Square Foot	\$8.50
Available	Immediately



DESCRIPTION

Newly renovated warehouse with over 1,200 ft² of office and common space. This property features over 5,000 ft² of indoor loading with a ceiling height of over 20' which can also be used for racking large items.

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