

FOR LEASE



IMPERIAL
EQUITIES
INC.

CENTRAL DISTRIBUTION BUILDING

11419 - 120 Street NW, Edmonton AB



PROPERTY OVERVIEW

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.

- 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

PROPERTY DETAILS

Legal Description

Lot A, Block 194 & Plan 127 6HW

Zoning

Medium Industrial District (IM)

Leasable Area

32,762 Ft²

Warehouse

31,562 Ft²

Office

1,200 Ft²

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



IMPERIAL EQUITIES INC.

Imperial Equities Inc.
780-424-7227
reception@imperialequities.com
www.imperialequities.com