

# FOR LEASE

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IMPERIAL  
EQUITIES  
INC.

## CENTRAL DISTRIBUTION BUILDING

11419 - 120 Street NW, Edmonton AB



### PROPERTY OVERVIEW

Newly renovated warehouse with over 1,200 ft<sup>2</sup> of office and common space. This property features over 5,000 ft<sup>2</sup> 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 ft<sup>2</sup>
- Fully serviced 3.83-acre property with parking
- Newly renovated 32,762 ft<sup>2</sup> 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 Ft<sup>2</sup>

#### Warehouse

31,562 Ft<sup>2</sup>

#### Office

1,200 Ft<sup>2</sup>

#### 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



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