

FOR LEASE

Agents Protected



IMPERIAL
EQUITIES
INC.

SHOWROOM/OFFICE/WAREHOUSE

11418 – 120 Street, Edmonton AB



FREE-STANDING SINGLE-TENANT INDUSTRIAL

Located in central/northwest Edmonton, this medium-industrial zone property has convenient access to downtown and quick links to the Yellowhead Trail, Kingsway Avenue and Groat Road/St. Albert Trail.

This 25,595 ft² building consists of showroom/office space and warehouse with one grade level door and two dock level doors. The entire building was renovated in 2005 with extensive upgrades to the building structure as well as mechanical and electrical systems and the building roof. More recently LED lighting has been installed throughout.

The building is also equipped for tenants with heavy power requirements, offering 1200 amp service. Available yard, ample paved parking and strong street exposure.

PROPERTY DETAILS

Legal Description

Plan 2307HW, Block 202, Lot 2

Zoning

IM (Medium Industrial Zone)

Leasable Area

Total Leasable Area: 25,595 ft²
Site Area: 1.58 acres

Warehouse:

16,700 ft²

Office & Showroom:

8,895 ft²

Warehouse Ceiling Height: 18 ft under truss

Loading

Dock and Grade

Parking

Ample Paved Parking on site areas

Heating

HVAC throughout

Exterior

Copper Cladding and
painted concrete block

Lighting

Upgraded to LED

Lease Rate

\$8.50/ft²

Common Area Costs

\$ 3.70/ft² (2020)

Available

June 1, 2020