

CORE DISTRIBUTION BUILDING

11311 – 120 Street Edmonton AB



IMPERIAL
EQUITIES
INC.

FOR LEASE

Agents Protected

3.37 Acres | 70,660 ft² Industrial/Distribution in Central Edmonton

Lease Rate: \$6.50 / ft²



IMPERIAL EQUITIES INC.

Imperial Equities Inc.
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PROPERTY SUMMARY

Property Address

11311 – 120 Street Edmonton AB

Legal Description

Plan 1743HW, Block 193, Lot A

Building Age

1953 - Constructed

1995 - Updated

Site Coverage

48%

Zoning

IM – Light to medium industrial – suitable for manufacturing, processing, assembly, distribution, service and repair uses.

The Market

Central Edmonton industrial space is at a premium currently, with low vacancies, and strong positive absorption.

As at Q3-2021, central Edmonton industrial space showed a vacancy rates less than 2%, demonstrating the resilience of this sector and the ongoing desirability of industrial and distribution space close to the City's core.

The industrial market is showing even more activity in recent months with expectations that leasing activity will remain high.

Connectivity

The site entrance is off of 120 Street and the property is easily connected into the core via 111 Avenue and Kingsway Avenue. It is also 2 km to Yellowhead Trail providing an important connector to the regional highway system.

Lease Rate

\$6.50 / ft²

Availability

June 2022

PROPERTY HIGHLIGHTS

Core Distribution Building is a single-tenant industrial property located in the heart of Edmonton's Hudson's Bay Reserve, on the fringe of downtown.

The 70,660 ft² building is situated on 3.37 acres, encompassing a whole city block.

Core Distribution offers premium industrial and distribution space with dock and grade loading, as well as up to 13,000 ft² of climate-controlled office space, which can be used as-is, or easily transformed into showroom space to allow for customer interactions and fulfillment all in a single location.

57,600 ft² warehouse with concrete block walls and clear ceiling heights of 16 feet.



BUILDING FEATURES

Well maintained property with diligent asset management. Building features include:

Concrete block building

Coal tar roof system

Fully sprinklered

Two grade level doors (with ramps)

Four dock level doors (expandable to eight)

600 amps and 120/208 volt electrical service to the property



SITE FEATURES

Paved parking at the west and south of the building

Fenced storage yard on the north side of the property

Fully landscaped

Sidewalk along 120 street

Close to major bus routes



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