

# COPPERTONE VIII BUILDING



IMPERIAL  
EQUITIES  
INC.

12212 - 152 Street Edmonton AB



**FOR LEASE**

Agents Protected

1.84 Acres | 7,266 ft<sup>2</sup> Single Tenant Industrial Property in Edmonton

Lease Rate: \$15.50/ft<sup>2</sup>



IMPERIAL EQUITIES INC.

Imperial Equities Inc.  
780-424-7227  
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## PROPERTY SUMMARY

### Property Address

12212 - 152 Street Edmonton AB

### Legal Description

Plan 0020462, Block 6, Lot 20

### Building Age

Constructed in 1999

### Site Coverage

8%

### Zoning

Medium to Heavy Industrial, suitable for general industrial uses including a range of service, assembly or fabricating activities.

### The Market

The Northwest Edmonton industrial market is increasingly active with low vacancies and strong positive absorption. At Q3-2021, NW Edmonton industrial space outpaced the City averages with vacancy rates of 3.5% (lower than the regional average of 4.8%). With Alberta's energy economy heating up, expectations are positive for this sector overall, and especially industrial and distribution space, with easy links to both the City's core and to major regional corridors.

### Connectivity

The site has two points of access along 152 Street and the property provides both easy access. It is easily connected into the core via 156 Street, 149 Street and the Yellowhead Trail.

It is less than 1 km (3 minutes) from Yellowhead Trail, providing an important connector to the regional highway system.

### Lease Rate

\$15.50 / ft<sup>2</sup>

### Availability

June 2022

## PROPERTY HIGHLIGHTS

Located in the well established Mitchell Industrial district in northwest Edmonton, Coppertone VIII is a 1.84 acre prime industrial property. This single tenant property has a remarkably functional building that features a perfect amount of office space in proportion to the warehouse space. Construction of this 7,266 ft<sup>2</sup> building is of a high quality steel superstructure with a combination of precast concrete and metal insulated panels. The 2,100 ft<sup>2</sup> office component is largely on ground level, with several offices and a generous boardroom located on a mezzanine level. The 5,166 ft<sup>2</sup> warehouse is a clear span, open space with a 21' ceiling height. The property is fully fenced and the entire yard is professionally graded, paved and accessed by 2 large gates which allow for a drive in and drive out scenario for large trucks. The property has superior access to Yellowhead Trail and on to Anthony Henday Drive.

Coppertone VIII is part of the Imperial Equities' Coppertone Industrial Common, which now holds nine properties and more than 125,000 square feet of industrial space, with a range of industrial and commercial tenants all serviced under a streamlined property management process for added efficiency.

## BUILDING FEATURES

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

Single tenant building

Climate controlled office

21' shop ceiling height

Two grade level doors

Large mezzanine for additional offices and board room

200 amps 300 volt electrical service to the property

## SITE FEATURES

Paved customer stall parking

Fully paved and fenced storage yard

Fully landscaped

Only 8% site coverage

Close to major bus routes



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