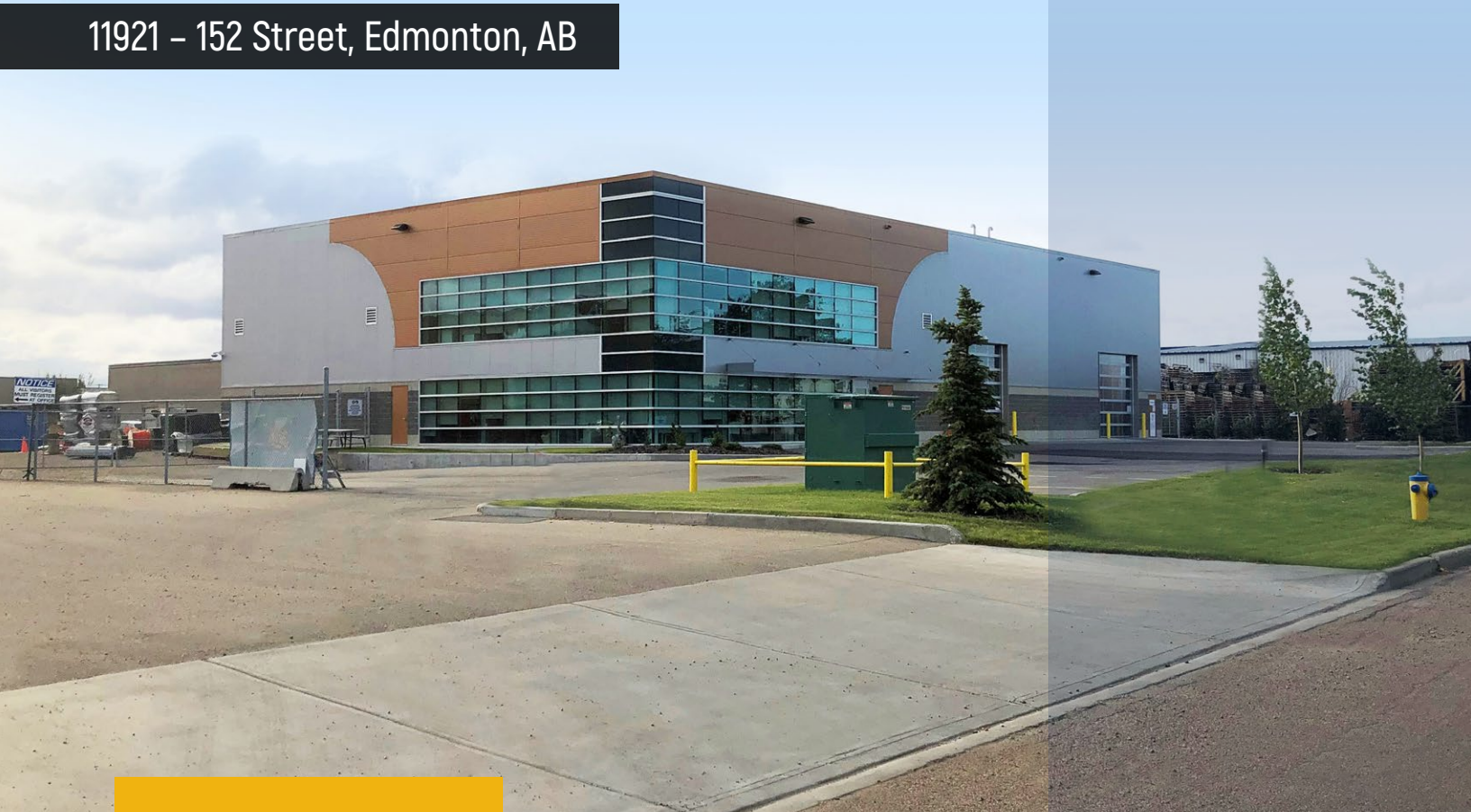


COPPERTONE III BUILDING

11921 - 152 Street, Edmonton, AB



IMPERIAL
EQUITIES
INC.



1.25 Acres | 12,124 ft² First Class Industrial Building NW Edmonton

FOR LEASE



IMPERIAL EQUITIES INC.

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

PROPERTY SUMMARY

Property Address

11921 - 152 Street, Edmonton, AB

Legal Description

Plan 1223442, Block 19, Lot 12

Building Age

Constructed in 2018

Site Coverage

20%

Zoning - IM

Medium Industrial

Lot Size

1.25 Acres or 4,856 M²

Yard

Approximately 0.75 acres | Fully fenced

Warehouse Ceiling Height

24' Under Truss

Overhead Doors

5 - 12' x 14' Translucent Doors

Heating

HVAC

Lighting

LED

Sprinklers/Fire Alarm System

Fully Sprinklered

Lease Rate

\$16.00

Availability

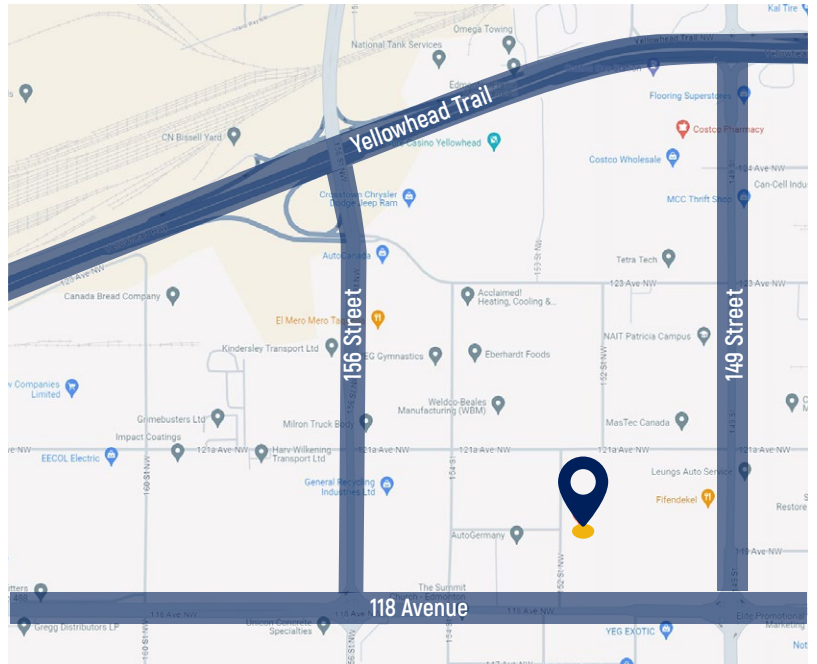
May 2024

PROPERTY HIGHLIGHTS

Within Imperial's Coppertone Industrial Common is a cluster of first-rate service and industrial buildings with one common theme. Each of our buildings share a copper façade that creates a look of quality that stands head and shoulders above anything in the immediate area and more notably they are immediately identified as an Imperial Equities' property. The newest addition to Coppertone Industrial Common is our Coppertone III property.

Developed by Imperial Equities in 2018 this innovative 12,124 ft² building has incorporated many of the LEEDS building standards and is situated on 1.25 acres of completely serviced and surfaced land. The ultra modern 3,500 ft² office component is positioned on 2 levels and features two separate stairwells each with exterior access. The warehouse/shop boasts elements that will rival most LEEDS certified buildings with fully automated LED lighting, energy efficient mechanical systems and even a built-in oil separator.

SITE FEATURES



IMPERIAL EQUITIES INC.

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