

Warehouse/  
Showroom space  
45,144 SF

Minimum  
Contiguous  
25,419 SF

Leasing Available  
**NOW**



FOR LEASE



# LOCATION

14608 134 Ave NW  
Edmonton, AB T5L 4T4



## ACCESS

Easy access off of St. Albert Trail,  
and close to the Yellowhead

# BUILDING



## AVAILABLE

Up To 45,144 SF

## MIN CONTIGUOUS

25,419 SF



## ZONING

BE

Business Employment



## COLUMN GRID

36'x36'



## CRANES

Building is  
Crane Ready



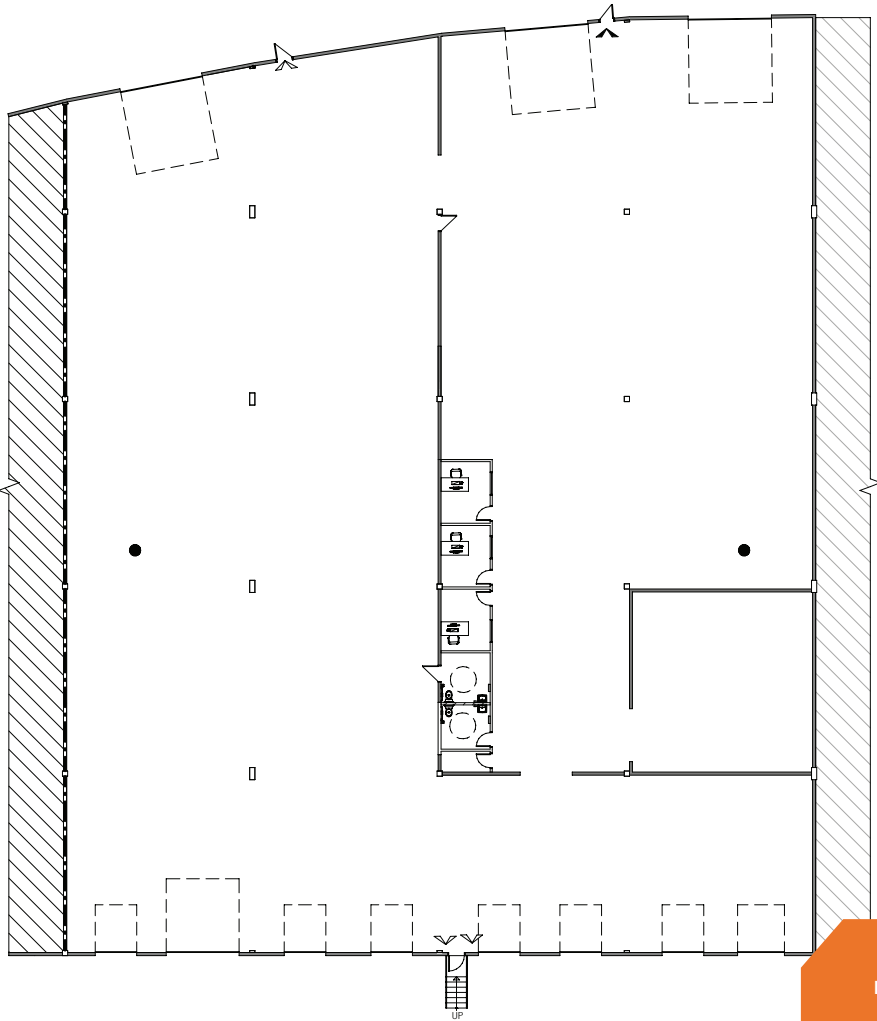
## CLEAR HEIGHT

22'



## YEAR BUILT

1979



**LEASE  
RATE**  
Market

**OP  
COSTS**  
\$4.65 PSF



**LIGHTING**  
LED



**POWER**  
1200 amp,  
600 volt,



**FIRE SUPPRESS**  
Fully Sprinklered



**SUMP & TRENCH**  
Available



**LOADING**  
4 Oversized Grade,  
10 Dock Loading  
Doors



**HVAC**  
Rooftop Units &  
Unit Heaters



**FIBRE OPTICS**  
Available





FOR MORE  
INFORMATION  
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