

Vision Wall Building - 11715 180 Street

Edmonton, Alberta



PROPERTY HIGHLIGHTS

- Combination of front dock & oversize grade loading doors
- Two storey office available
- Close proximity to many other industrial commercial developments
- Excellent access via both the Yellowhead & Anthony Henday
- Fibre Optics available
- Available immediately
- 15,240 SF available

Site Tour Information

Site tours by appointment only

Lucas Leisen | Leasing Manager 780.934.2929 | lucas@yorkrealty.ca

YORKREALTY.CA

Canadian Western Bank Place

Suite 1600, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

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DETAILS

Address	11715 180 Street, Edmonton, AB
Zoning	IM - Medium Industrial
Year Built	1977
Size	15,240
Parking	Ample Available
Clear Height	28'
Loading	(1) Grade (2) Dock
Sprinklers	Available
Lighting	To Be Upgraded to LED
Demising Walls	Concrete Block
Power	Total of 1200 AMP, 347/600 Volt, 3 Phase 4 Wire
Mezzanine	1,500 SF

LEASE INFORMATION

Base Rent	Market
Operating Cost	\$3.79 PSF (est 2021)
Available	Immediately

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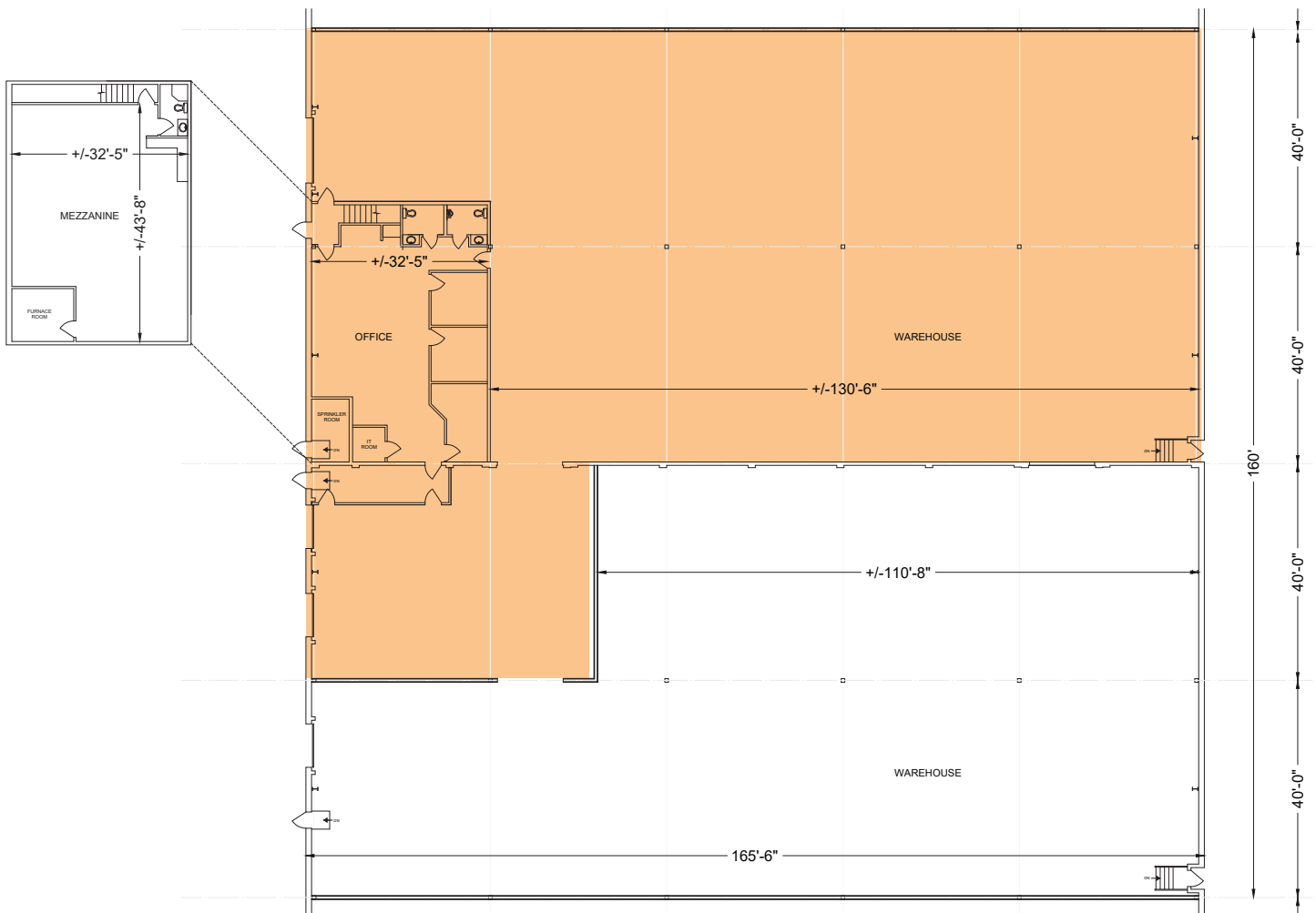
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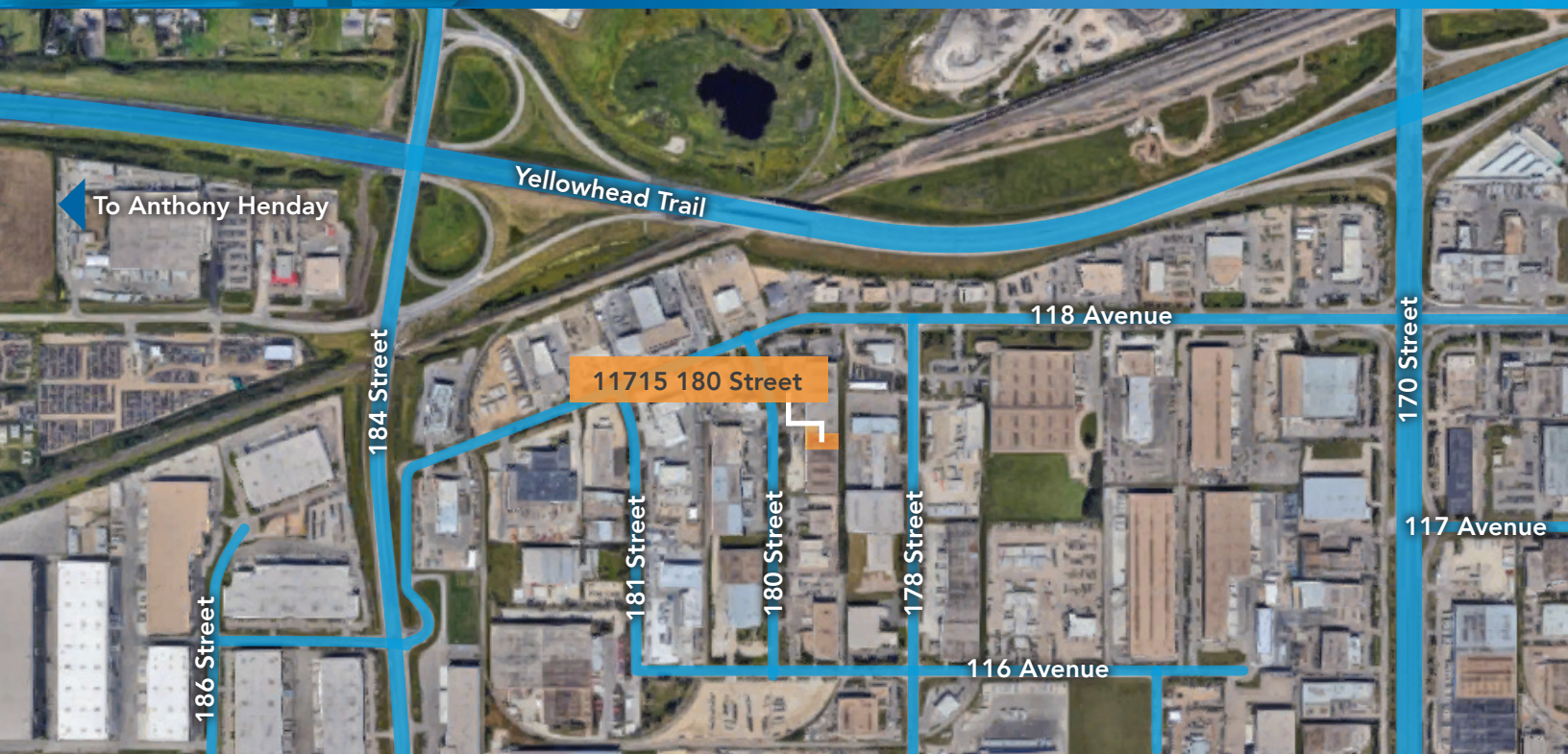
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FLOOR PLAN



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