

Cooler / Freezer
Space Available:
26,202 SF

Leasing Available
NOW

VISIONWALL



FOR LEASE

LOCATION

11749 180 Street
Edmonton, AB

AIRPORT

Only a 33 Minute Drive
(43 km) from the Edmonton
International Airport

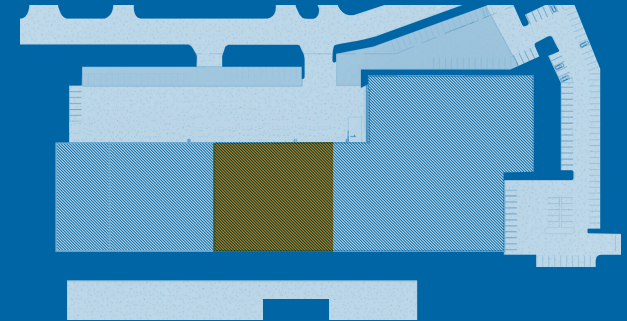
PROXIMITY

Located amongst a vast
variety of commercial and
industrial developments,
and only a 18 minute
drive (11.3 km) drive from
downtown Edmonton.

ACCESS

Location is easily
accessible from the
Yellowhead Highway
as well as the
Anthony Henday.

SITE PLAN



YELLOWHEAD TRAIL

184 STREET

118 AVENUE

ANTHONY HENDAY



LEASE
RATE
Market

OP
COSTS
\$3.88 PSF



MORE
NEARBY?

The West Edmonton Mall
is only a 13 minute
drive away (6.5km)

BUILDING



AVAILABLE
26,202 SF



ZONING
IM
Medium Industrial



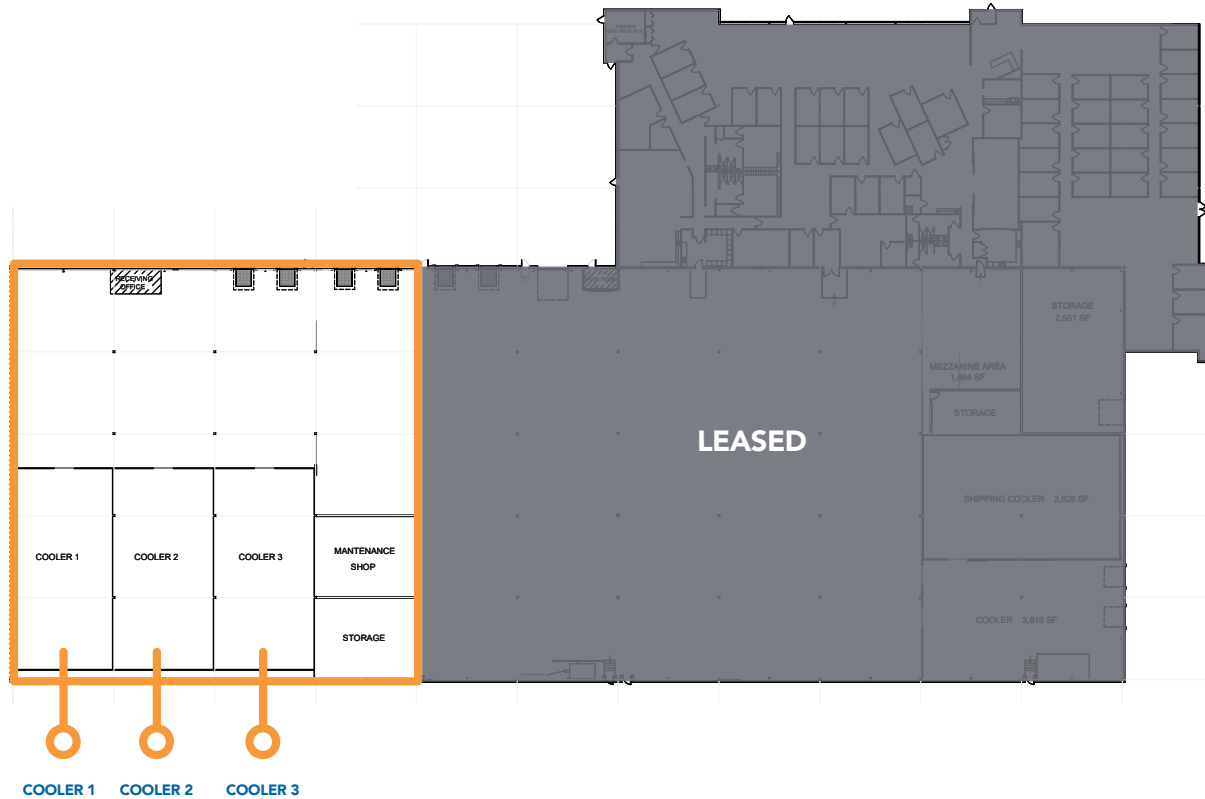
PARKING
Ample Available
on site



FIBRE OPTICS
AVAILABLE



DEMISING WALLS
Concrete Block



LIGHTING
LED



POWER
Total of 1200 AMP,
347/600 Volt,
3 Phase 4 Wire



FIRE SUPPRESS
Sprinklers



CLEAR
28' Height



LOADING
4 Dock Loading
Ability to
Ramp to Grade



YEAR BUILT
1977



FOR MORE
INFORMATION
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