

Available Space
14,820 SF

Paved Yard
0.84 ACRES

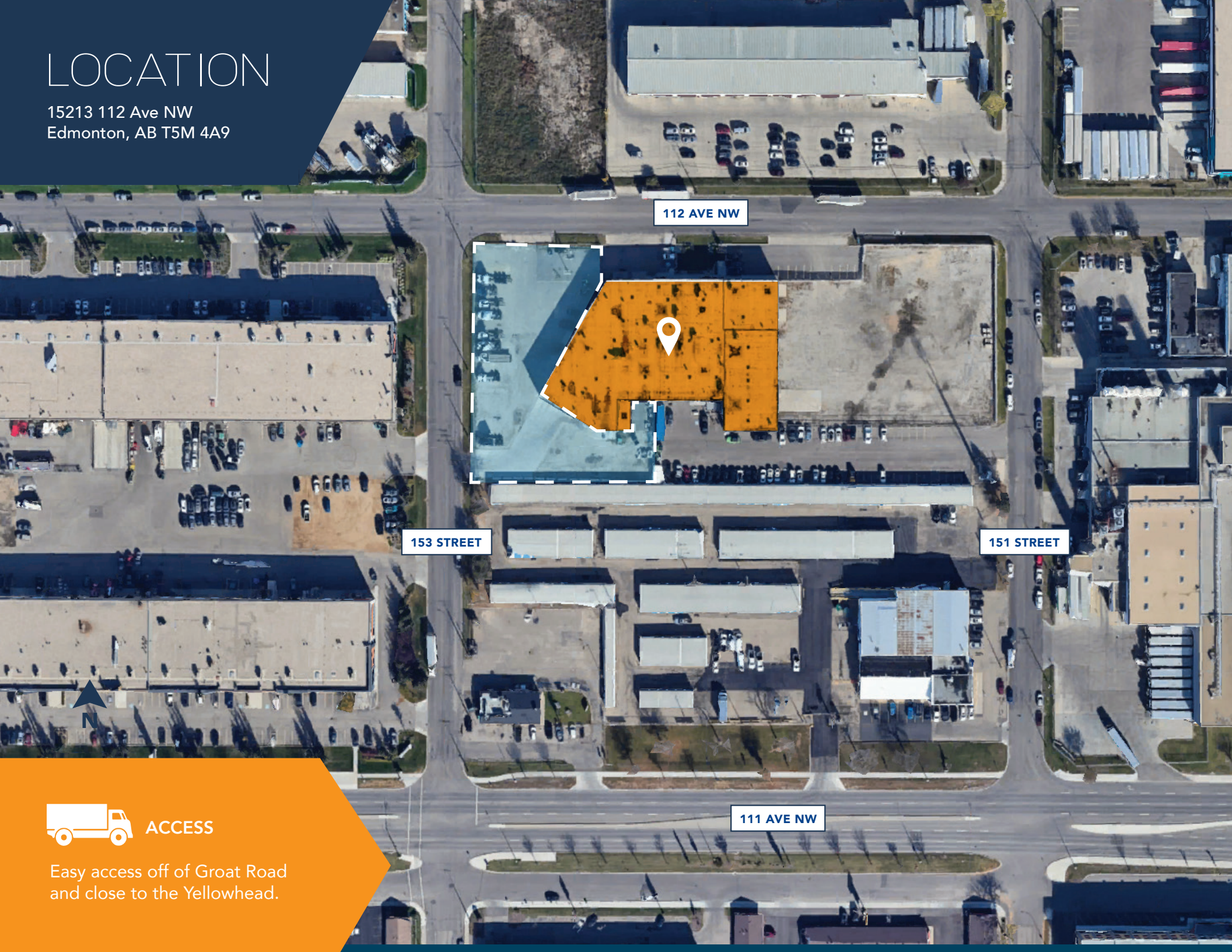
Leasing Available
FEB 1, 2025



FOR LEASE

LOCATION

15213 112 Ave NW
Edmonton, AB T5M 4A9



112 AVE NW

153 STREET

151 STREET

111 AVE NW



ACCESS

Easy access off of Groat Road
and close to the Yellowhead.

BUILDING



AVAILABLE
14,820 SF
YARD
0.84 Acres



ZONING
IM
Medium Industrial



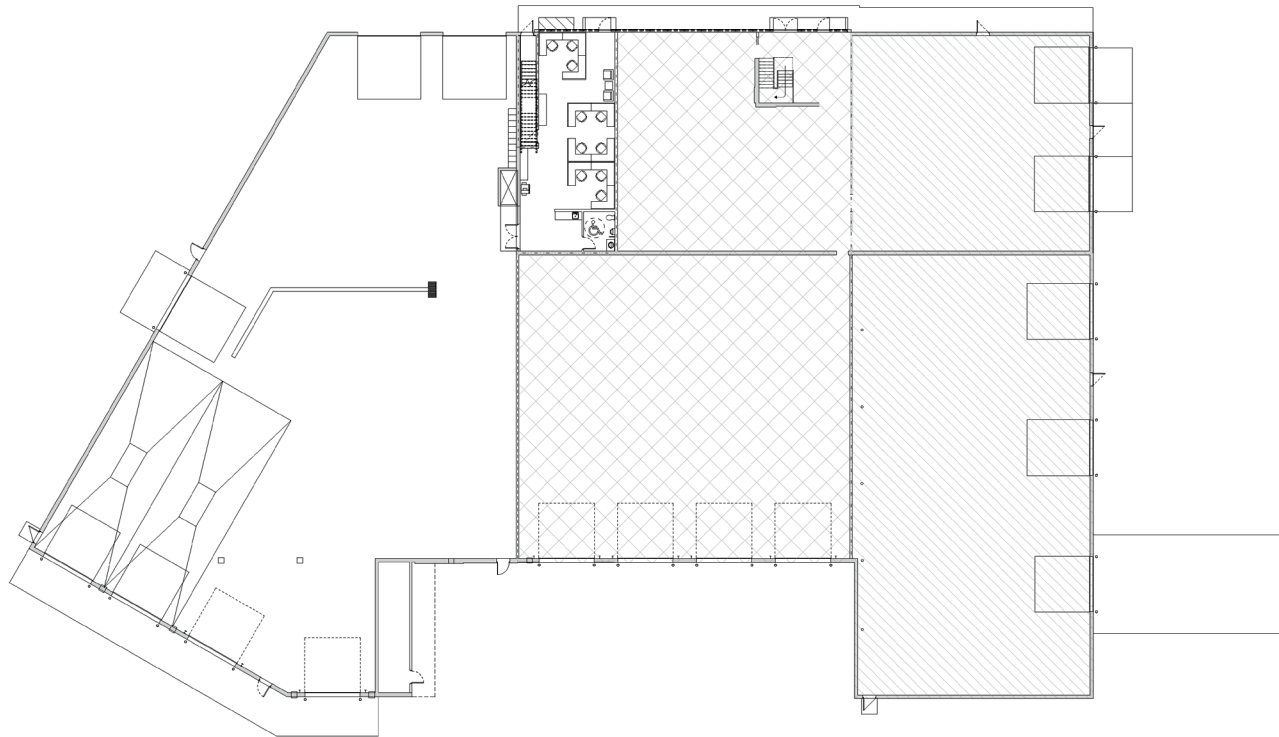
CLEAR HEIGHT
20'



YEAR BUILT
1966



LIGHTING
LED



LEASE RATE
Market

OP COSTS
\$5.19 PSF



POWER
To Be Confirmed



FIRE SUPPRESS
Fully Sprinklered



SUMP & TRENCH
Available



LOADING
7 Oversized Grade,
2 Full Drive-Through Bays



HVAC
Make Up-Air, various
Rooftop Units, and
Unit Heaters



FIBRE OPTICS
Available





FOR MORE
INFORMATION
CONTACT

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