



PROPERTY HIGHLIGHTS

- Excellent access to 184th Street, 178th Street, 118th Avenue, Yellowhead Trail, and Anthony Henday Drive
- 3 Dock doors
- 1200 Amps / 600 Volts power
- Available immediately

Site Tour Information Site tours by appointment only

Miguel Martinez | Special Projects Manager
780.421.4000 | miguel@yorkrealty.ca | YORKREALTY.CA

Canadian Western Bank Place
Suite 1622, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

Available For Lease



INDUSTRIAL OFFICE & WAREHOUSE OPPORTUNITY

Visionwall - 11703 180 Street NW

Edmonton, Alberta



DETAILS

Legal Description	Lot 4, Block 4, Plan 8021408
Zoning	IM - Industrial Medium
Construction	Concrete / Steel Building
Total Available	13,500 SF
Ceiling Height	28'
Dock Loading	Three (3) 8' x 10'
Grade Loading	Ability to ramp to grade
Heating	Forced air unit heaters
Lighting	T12H0 - To be upgraded
Power	1200 amps, 600 volts
Sprinklers	Yes

LEASE INFORMATION

Asking Rate	\$8.50 PSF
Operating Costs	\$3.78 PSF (est. 2019)
Available	Immediately

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