

Cooler / Freezer
Space Available
26,202 SF

Leasing Available
NOW

VISIONWALL

40 YEARS REALTY **YORK**

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 down-
town Edmonton.

ACCESS

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

MORE NEARBY?

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

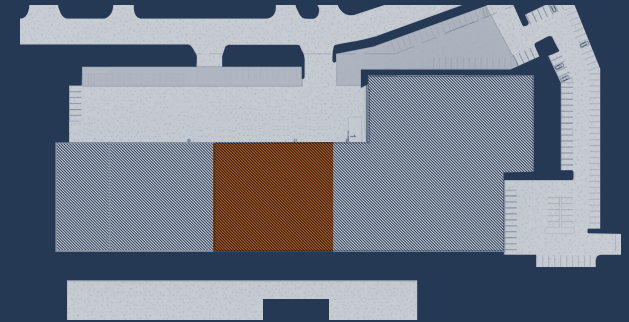
LEASE RATE

Market

OP COSTS

\$04.11 PSF
(2025 estimate)

SITE PLAN



BUILDING



AVAILABLE

26,202 SF



ZONING

IM
Medium Industrial



PARKING

Ample Available
on site



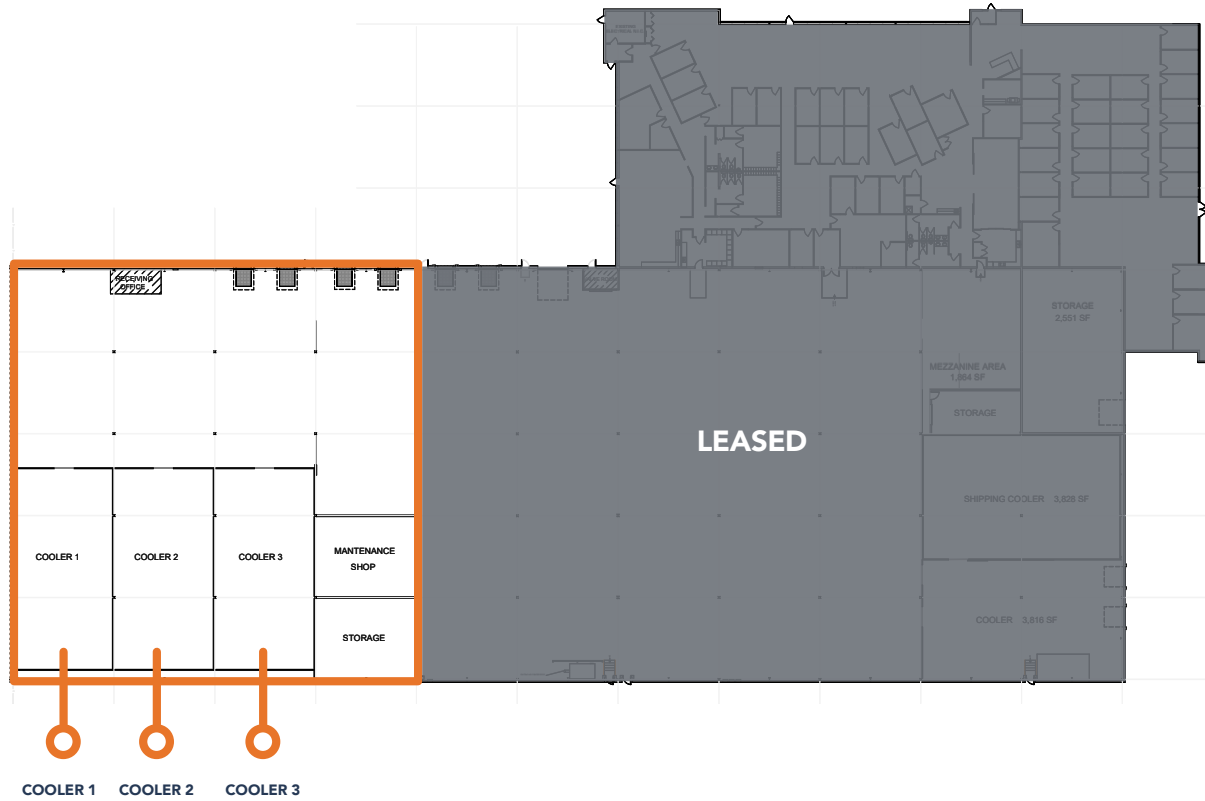
**FIBRE
OPTICS**

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



The logo for 40 Years Realty features the number '40' in a large, bold, sans-serif font. The '0' is stylized with a white outline and a dark interior, containing a white graphic of a stylized building or tower. To the right of the '40' is the word 'YEARS' in a smaller, spaced-out, sans-serif font. To the right of 'YEARS' is the word 'REALTY' in a large, bold, sans-serif font, with each letter spaced out.

40 YEARS REALTY

**FOR MORE
INFORMATION
CONTACT**

Andrew Rudzitis | Director - Customer Solutions

587.572.3175 | andrew@yorkrealty.ca

Lucas Leisen | Client Solutions Manager

780.934.2929 | lucas@yorkrealty.ca