

Available Space
14,820 SF

Paved Yard
0.84 ACRES

Leasing Available
FEB 1, 2025

40 YORK
YEARS REALTY

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.

LEASE RATE

Market

OP COSTS

\$05.19 PSF*

(2025 estimate)

BUILDING



AVAILABLE

14,820 SF

YARD

0.84 Acres



ZONING

IM

Medium Industrial



CLEAR HEIGHT

20'



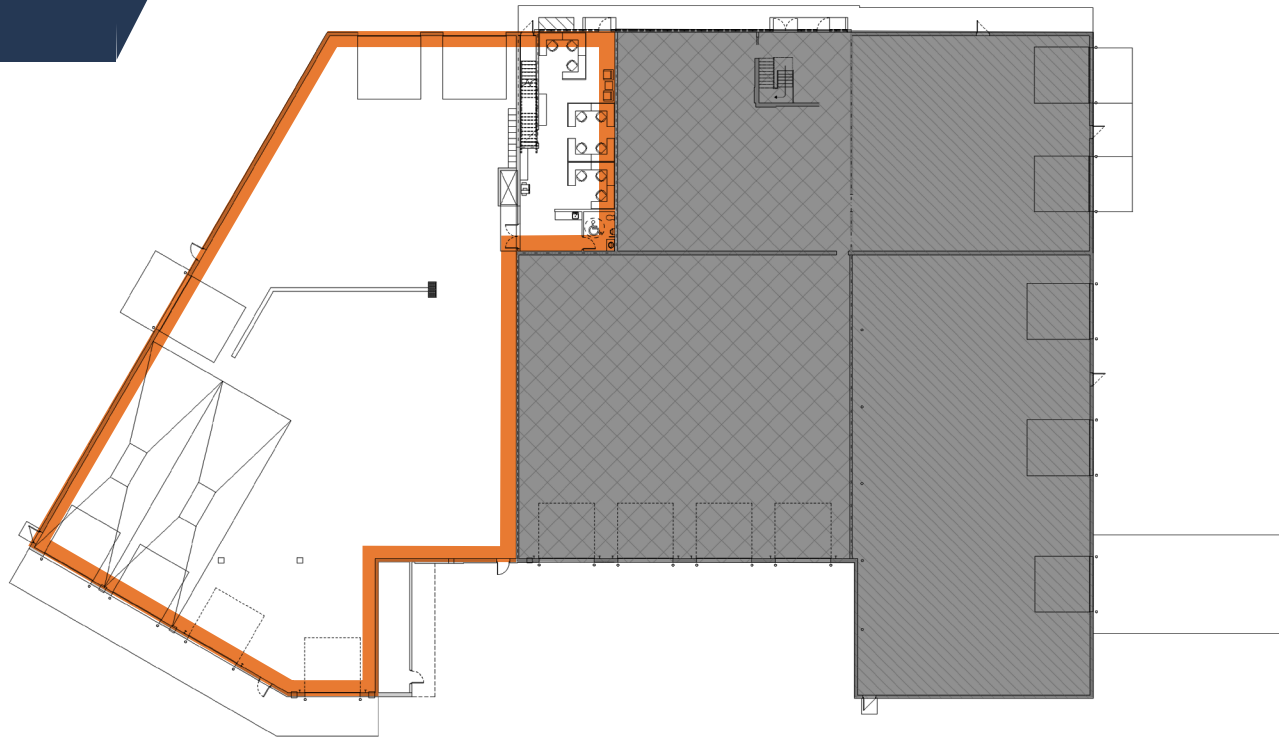
YEAR BUILT

1966



LIGHTING

LED



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



The logo 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 'YORK' in a large, bold, sans-serif font. Below '40 YORK' is the word 'YEARS' in a smaller, spaced-out, sans-serif font, followed by 'REALTY' in the same spaced-out font.

40 YORK
YEARS REALTY

**FOR MORE
INFORMATION
CONTACT**

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