



For Lease

Northwest Edmonton distribution facility with dock and grade loading

- ±41,099 square foot distribution facility
- 2,950 square feet of office area with great natural light from floor to ceiling windows
- Bright, well maintained warehouse area with formidable clear ceiling heights, sawtooth dock loading doors on west elevation, and grade loading doors on south elevation
- Excellent exposure along 178 Street with access to major transportation routes including 170 Street, 184 Street, 118 Avenue, Yellowhead Trail, and Anthony Henday Drive

178 Street Warehouse 11619 178 Street, Edmonton

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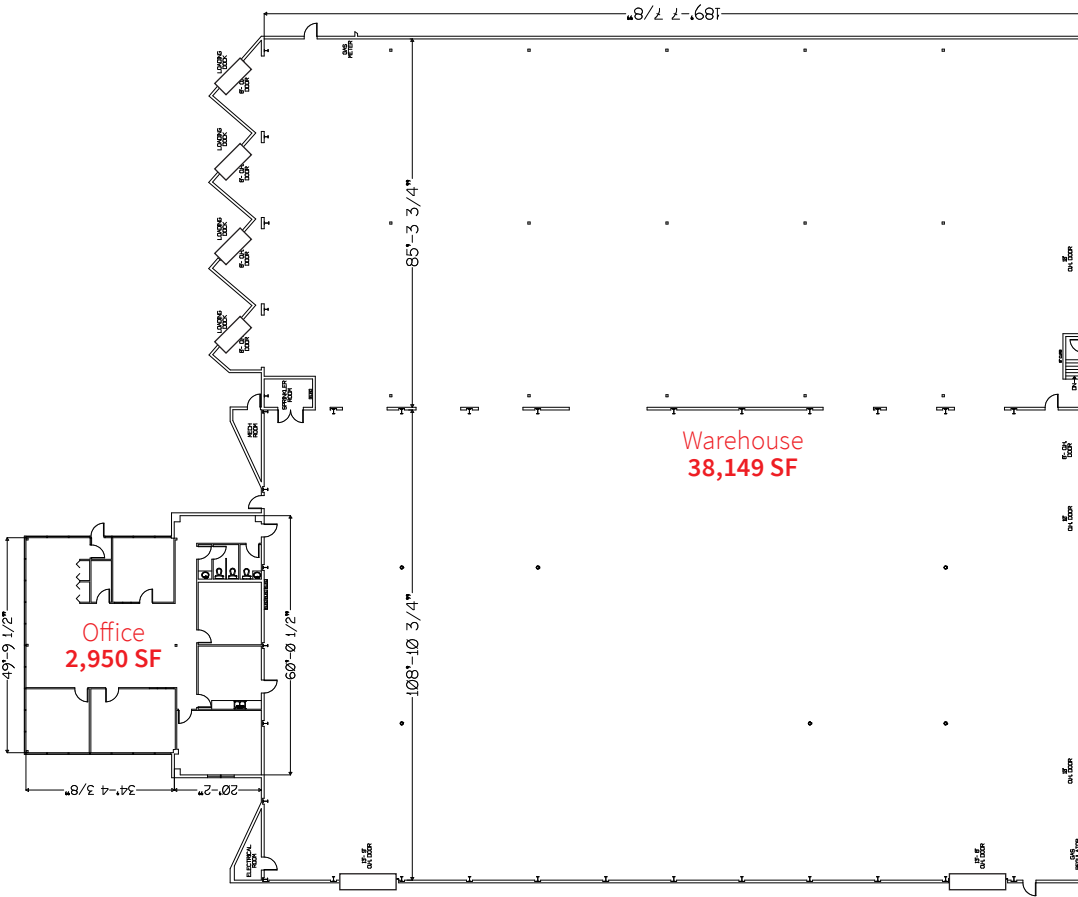
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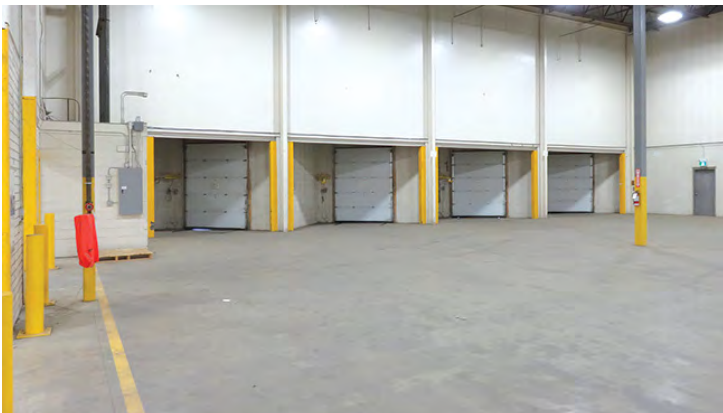
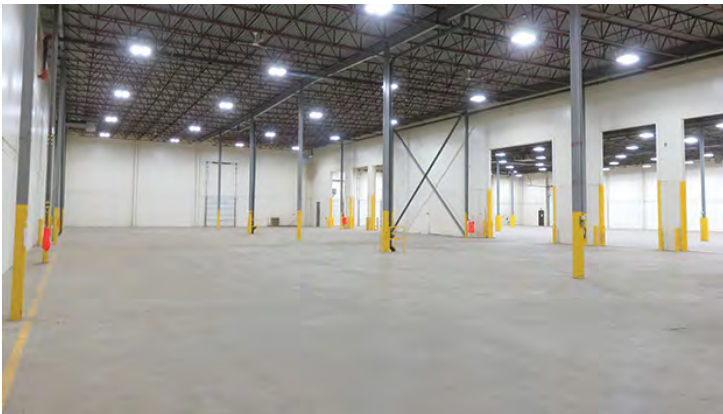




- **Available Area:** ±41,099 square feet
- **Zoning:** IM - Medium Industrial
- **Power:** 600 amp, 600 volt (TBC)
- **Heating:** Forced air and gas fired units
- **Lighting:** LED
- **Loading:**
 - Four 8' x 10' dock doors with levelers
 - One 10' x 12' grade door
 - One 12' x 12' grade door
- **Ceiling Height:** 24' - 28' clear
- **Lease Rate:** \$5.24 PSF
- **Operating Costs:** \$3.55 PSF (2017)
- **Available:** Immediately



Plans





Contact the Edmonton Industrial Sales & Leasing Team

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