

WAREHOUSE & OFFICE WITH AMPLE YARD AVAILABLE

SUITABLE FOR HEAVY DUTY TRUCK REPAIR

FOR LEASE

WINNINGTON INDUSTRIAL BAY WITH YARD

12708 149 Street, Edmonton, AB

13,073 SF

Doug Greschuk

Partner

780 722 4344

doug.greschuk@cwedmonton.com

Chris Van Den Biggelaar

Associate Partner

780 701 3287

chris.biggelaar@cwedmonton.com

Cushman & Wakefield Edmonton

Suite 2700, TD Tower

10088 102 Avenue

Edmonton, AB T5J 2Z1

cwedmonton.com

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PROPERTY HIGHLIGHTS

Curb appeal

Functional office/warehouse
with upgraded lighting
& electrical distribution
throughout

Sprinklered

Three (3) large grade loading
O/H doors

Ample yard for storage

Excellent access to Yellowhead
Trail, Anthony Henday Drive,
128 Avenue, and St. Albert Trail

SITE



149 STREET

YELLOWHEAD TRAIL

156 STREET

ST. ALBERT TRAIL

PROPERTY DETAILS

MUNICIPAL ADDRESS

12708 149 Street

LEGAL DESCRIPTION

Plan 1823239, Block 2

ZONING

IM - Medium Industrial

AVAILABLE SIZE

Office: ±978 SF

Warehouse: ±12,050 SF

Total: 13,073 SF

LOADING

Grade (3) 16' x 16'

POWER

250 Amp, 480 Volt
(TBC by Tenant)

CEILING HEIGHT

20' 8"

LIGHTING

LED

HEATING

Forced Air

SPRINKLERS

Yes

COLUMN SPACING

26' 4" x 42' 6"

LEASE RATE

\$11.50 per SF

OPERATING COSTS

TBD



YARD AREA



**CUSHMAN &
WAKEFIELD**
Edmonton

Doug Greschuk
Partner
780 429 9396
doug.greschuk@cwedmonton.com

Chris Van Den Biggelaar
Associate Partner
780 701 3287
chris.biggelaar@cwedmonton.com

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