

FOR LEASE

8,536 SF AVAILABLE



GRADE LOADING WAREHOUSE WITH YARD

12180 152 STREET NW, EDMONTON, AB

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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PROPERTY DETAILS

Municipal Address 12180 152 Street NW Edmonton AB

Zoning IH - Heavy Industrial

Year Built 2001

Market Mitchell Industrial

Leasable Area
Main Floor - 6,738 SF
Second Floor - 1,798 SF
Total - 8,536 SF

Grade Loading (6) Grade

Ceiling Height 16' Warehouse ; 20' Front Garage

Power 200A, 120/208V

Yard Yes

Operating Costs \$8.86/SF

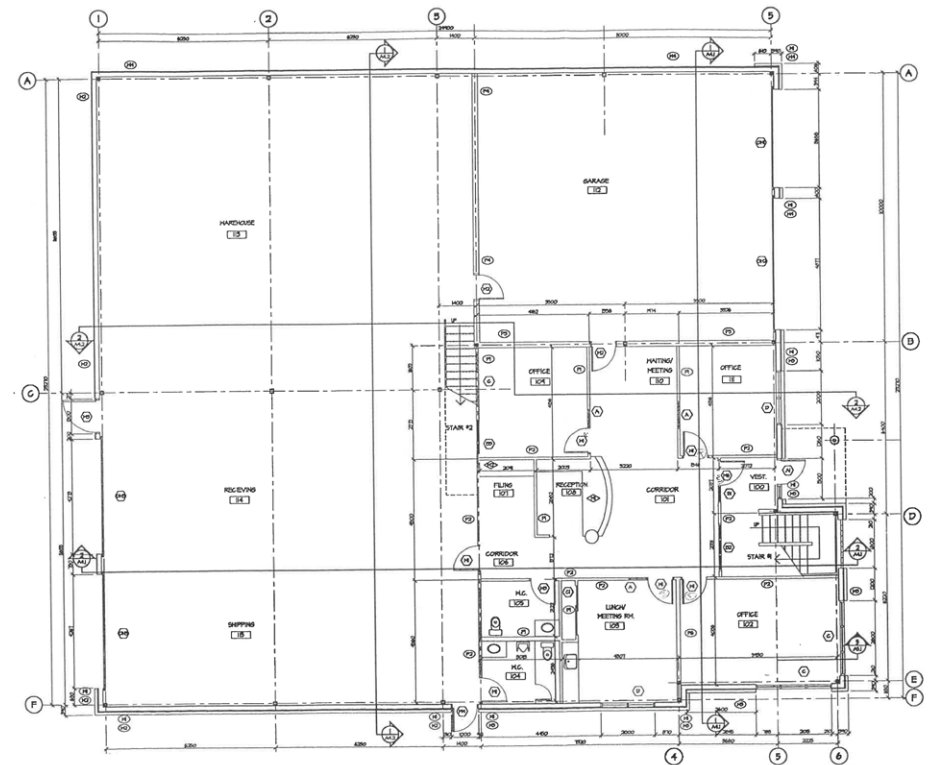
Lease Rate \$13.50/SF

Available **Immediately**



PROPERTY HIGHLIGHTS

- Grade Loading
- Fenced yard compound
- Excellent proximity to 149 Street and Yellowhead Trail



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PROPERTY **PHOTOS**



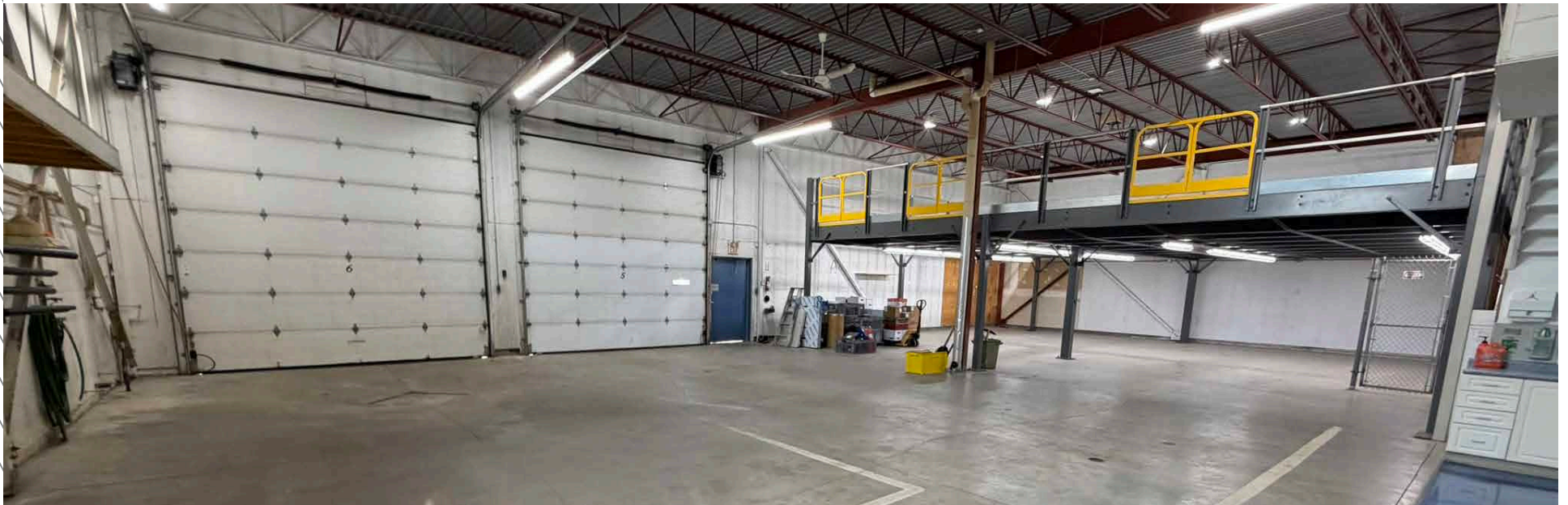
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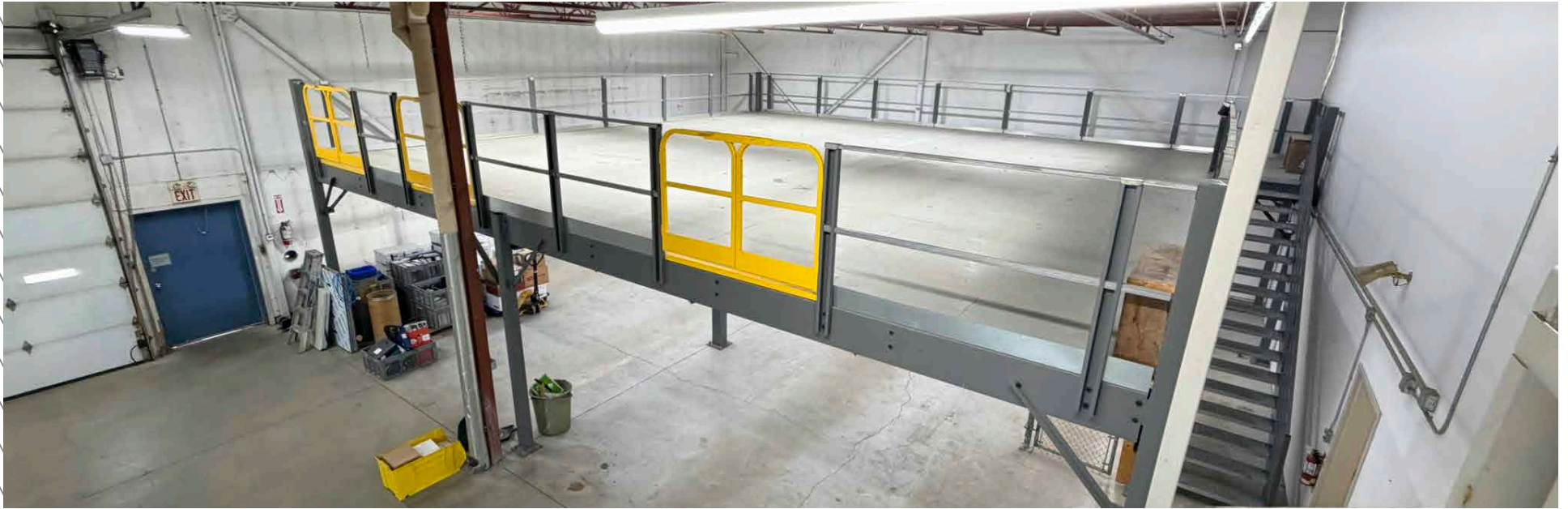
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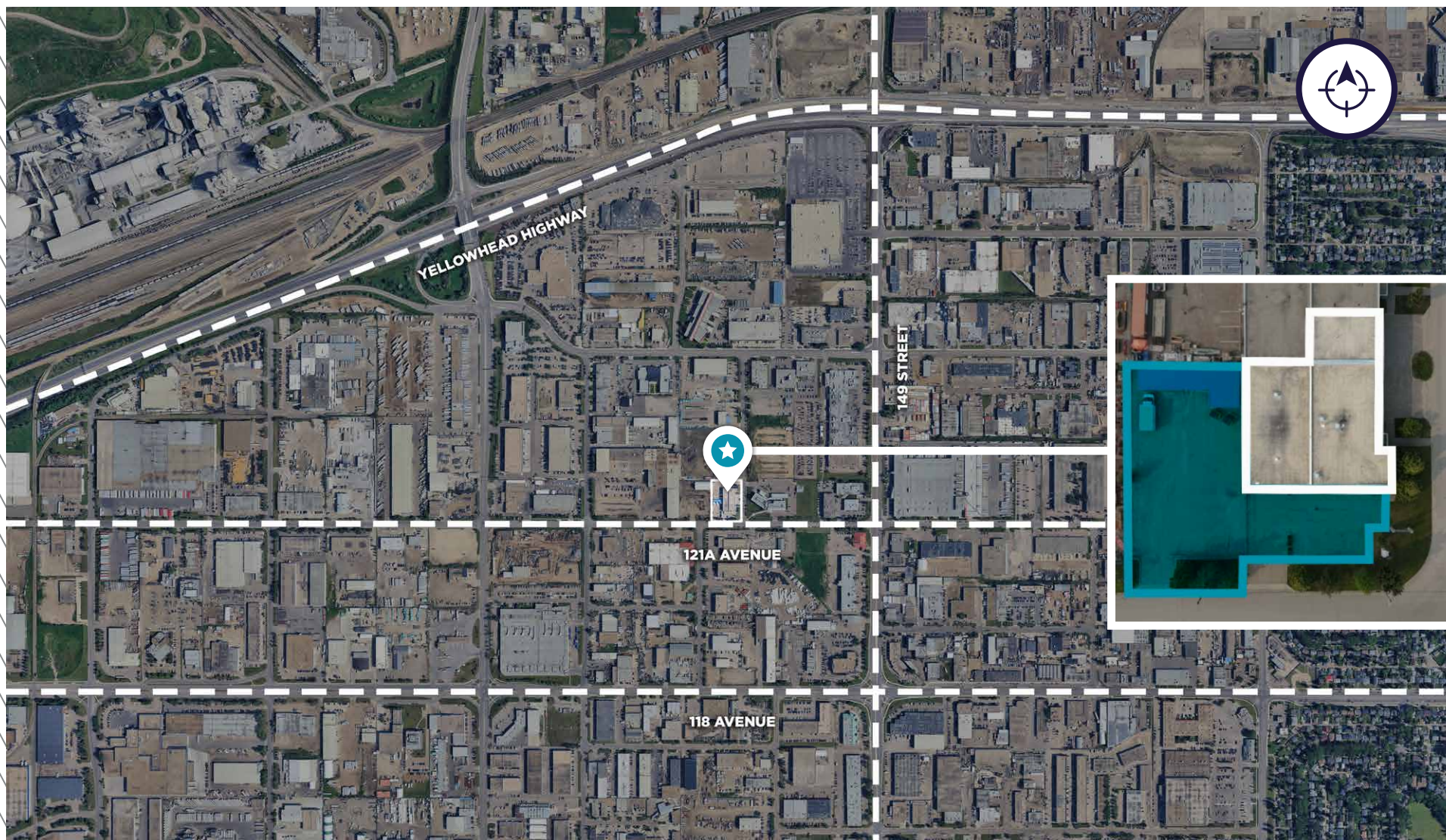
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AERIAL VIEW



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