

# Small Bay Distribution Space

14562 - 121A Avenue  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

10,985 SF with Dock Level Loading



## Small Bay Distribution Space

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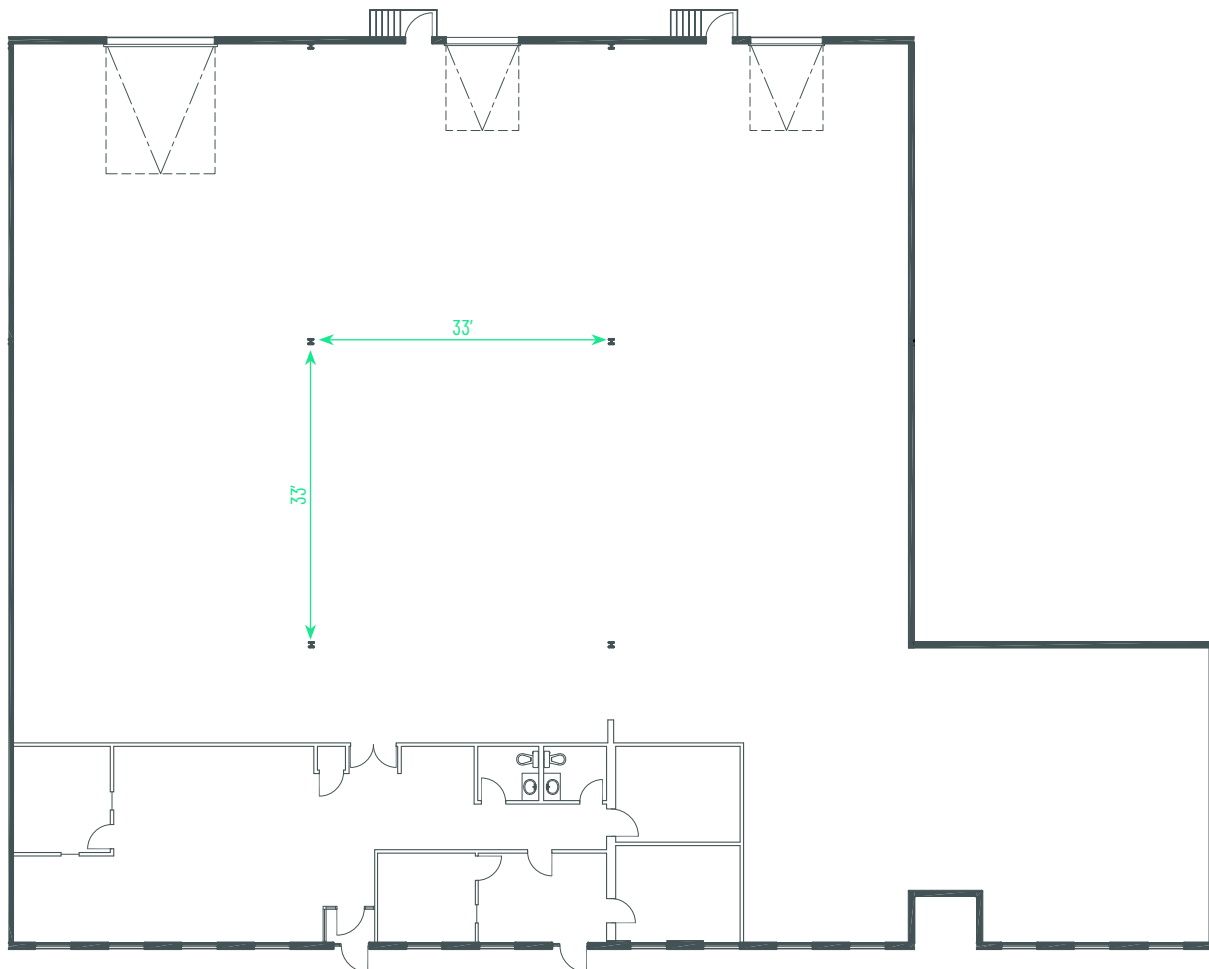
Located in Dominion Industrial, the unit benefits from quick access to major routes such as Yellowhead Trail, 149<sup>th</sup> Street, 156<sup>th</sup> Street, and St. Albert Trail. The office area features three built-out office spaces, two washrooms, and a reception area.



|                |   |
|----------------|---|
| Legal Address  | Plan 5951KS; Block 4; Lots 25 & 27                                      |
| Zoning         | IM - Medium Industrial  |
| Year Built     | 1973  |
| Available Area | 10,985 sq. ft.  |
| Dock Loading   | (2) 8' x 10' with manual levelers<br>(1) 12' x 14' with ability to ramp |
| Construction   | Concrete block  |
| Column Spacing | 33' x 33'   |
| Ceiling Height | 20'3" clear   |
| Power          | 200 amp, 3-phase<br><i>*To be confirmed</i>                             |

|                 |  |
|-----------------|--|
| Heating         | Forced air                             |
| Downdraft Fans  | Yes                                    |
| Lighting        | Fluorescent                            |
| Sprinklers      | Yes                                    |
| Parking         | Surface                                |
| Op Costs (2025) | \$5.95 per sq. ft. / annum + mgmt. fee |
| Lease Rate      | \$8.75 per sq. ft. / annum             |
| Available       | 90 days notice                         |

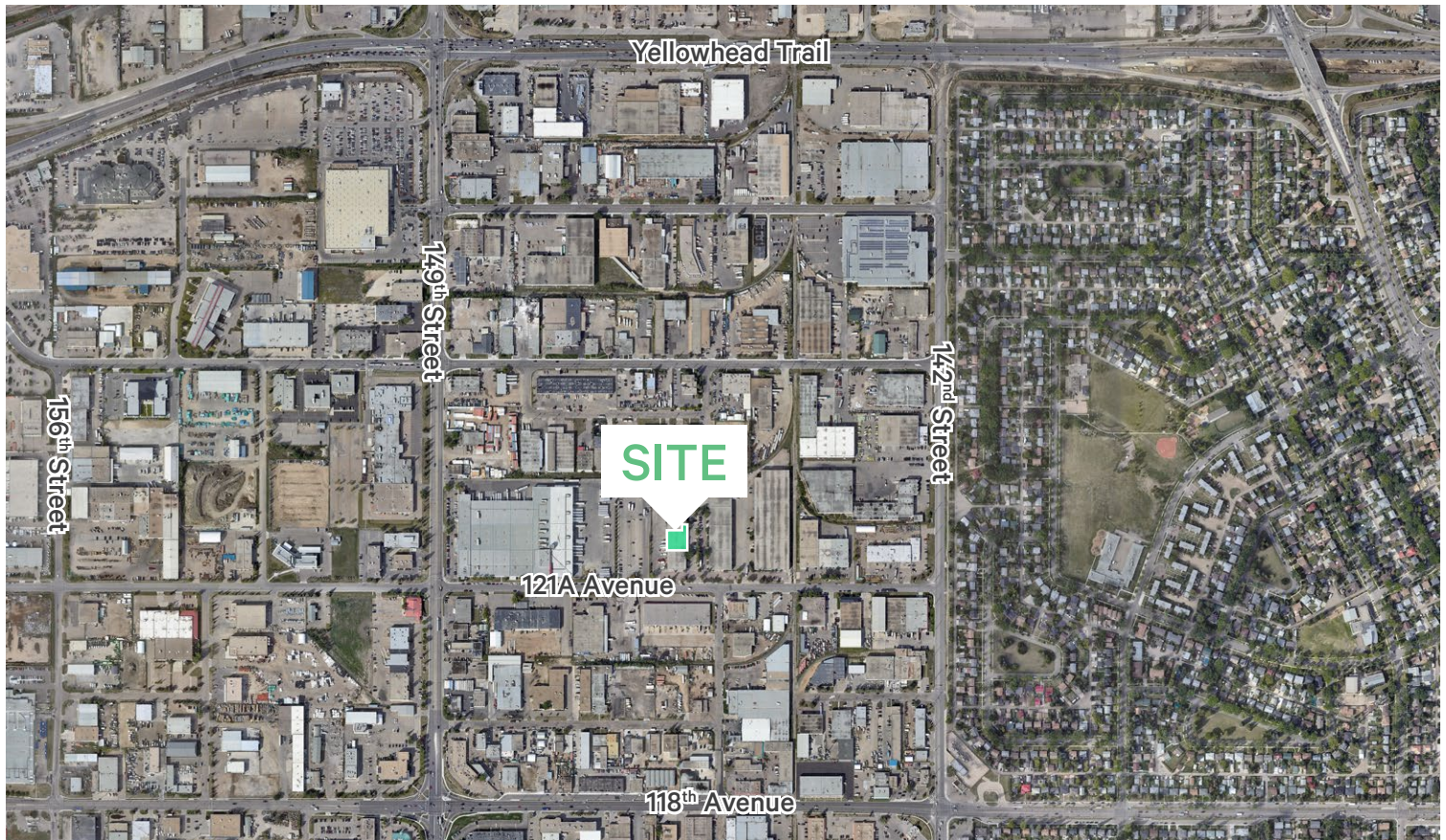
## Floor Plan



## Small Bay Distribution Space

14538 - 121A Avenue | Edmonton, Alberta

# For Lease



## Contact Us

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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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