

**AVISON
YOUNG**

FOR LEASE

14510/14

115 AVENUE



**3,842 - 8,147 sf of office/warehouse space
in Northwest Edmonton**

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14510/14 115 AVENUE


 Two grade loading doors
(12'x16')

 Abundant parking

 Quick access to 142
Street, 111 Avenue, and
Yellowhead Trail

 Hot and cold water
hookups

 20' clear ceiling height

 Overhead fans and unit
heaters in warehouse

 Sump drains

 Fiber optic

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Legal Description: Plan 171KS, Block 7, Lot 19

Municipal Address: 14510/14514 115 Avenue

Size: Unit 14510: 4,305 sf
Unit 14514: 3,842 sf
Total: 8,147 sf

Zoning: IM - Medium Industrial

Power: Unit 14510: 200 Amp 120/240 Volt 3P
Unit 14514: 125 Amp 120/240 Volt 3P
(TBC)

Lighting: Unit 14510: T5HO
Unit 14514: LED

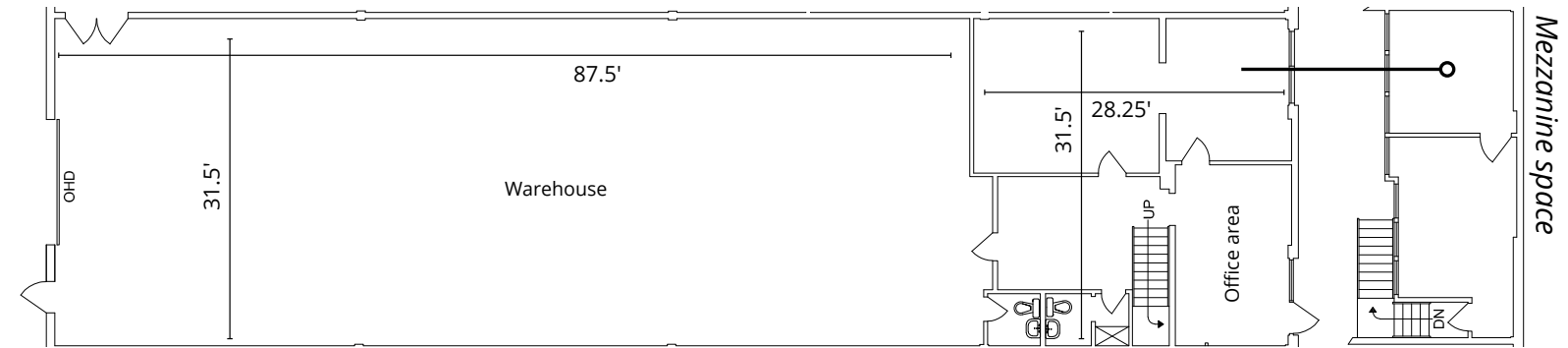
Rental Rate: \$10.00 psf

Op. Costs: \$3.18 psf (2026)

Property Taxes: \$3.59 psf (2026)



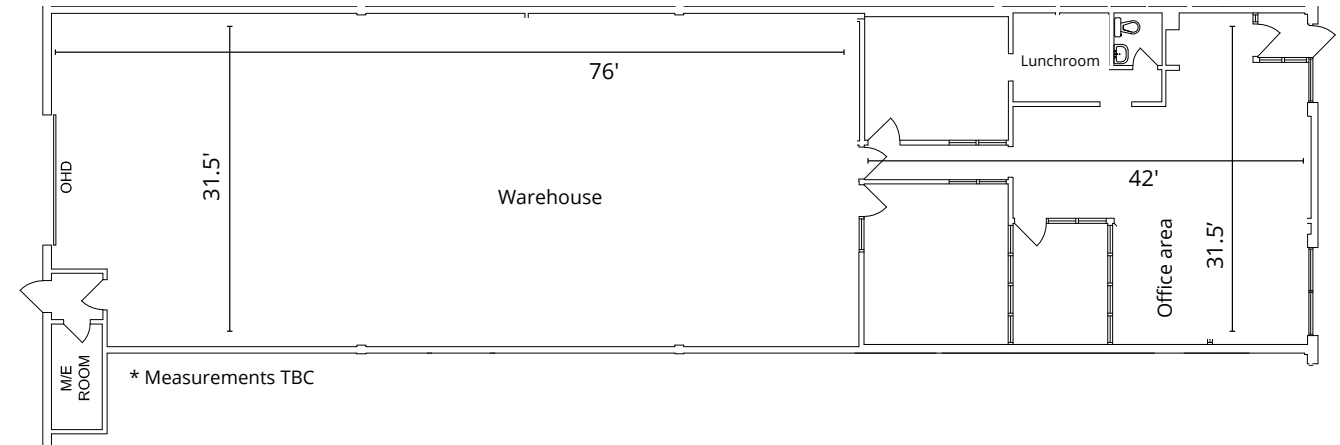
Unit 14510



* Measurements TBC



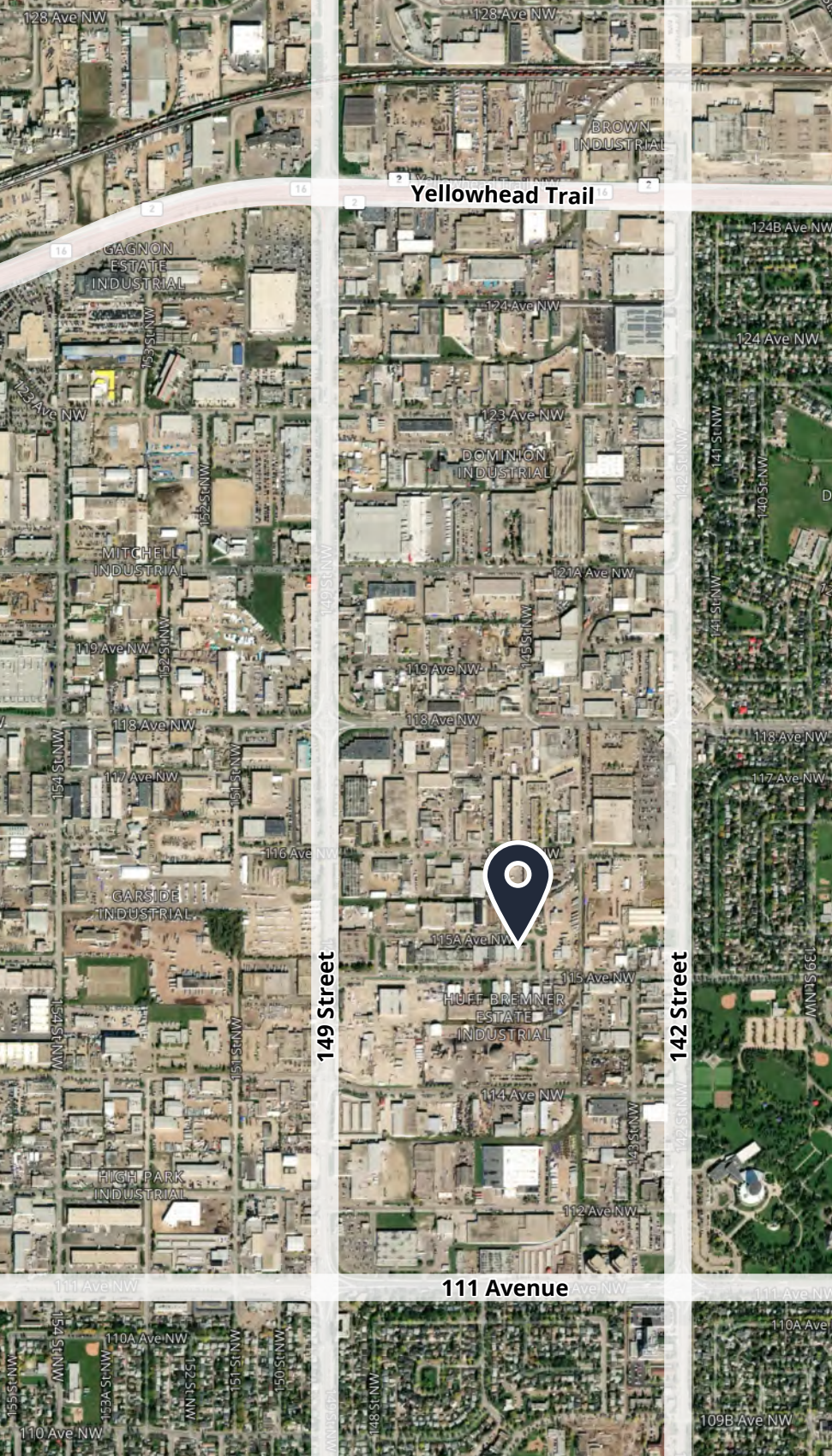
Unit 14514



* Measurements TBC



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For more information

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