

FOR SALE & LEASE

AVISON
YOUNG

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

13008 - 163rd Street NW, Edmonton, AB
50,984 square feet on 10.90 acres



97 Door Facility
Cross Dock Terminal



6 Access Points



Large
Dedicated Yard

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PROPERTY DETAILS

DISTRICT:

Mistatim Industrial

LEGAL DESCRIPTION:

Plan 211JK, Block 21, Lot 3

AVAILABLE AREA:

Main Floor Office: 4,158 sq. ft.
Second Floor Office: 4,793 sq. ft.
Warehouse: 42,033 sq. ft.
Total: 50,984 sq. ft.

SITE SIZE:

10.90 acres

ZONING:

IM (Medium Industrial)

PURCHASE PRICE:

~~\$9,950,000.00 (\$195.16 per sq. ft.)~~
\$7,850,000.00 (\$153.95 per sq. ft.)

PROPERTY TAXES:

\$246,153.63 per annum (\$4.83 per sq. ft. for 2025)

LEASE RATE:

\$1,700 per dock door per month
(Minimum 8 doors available)

AVAILABLE:

Immediate

CEILING HEIGHT:

12' clear (west side)
11' clear (east side)

LOADING:

97 dock doors with levelers
1 ramped grade level

POWER:

2 - 400 amp, 120/208 volt, 3 phase service

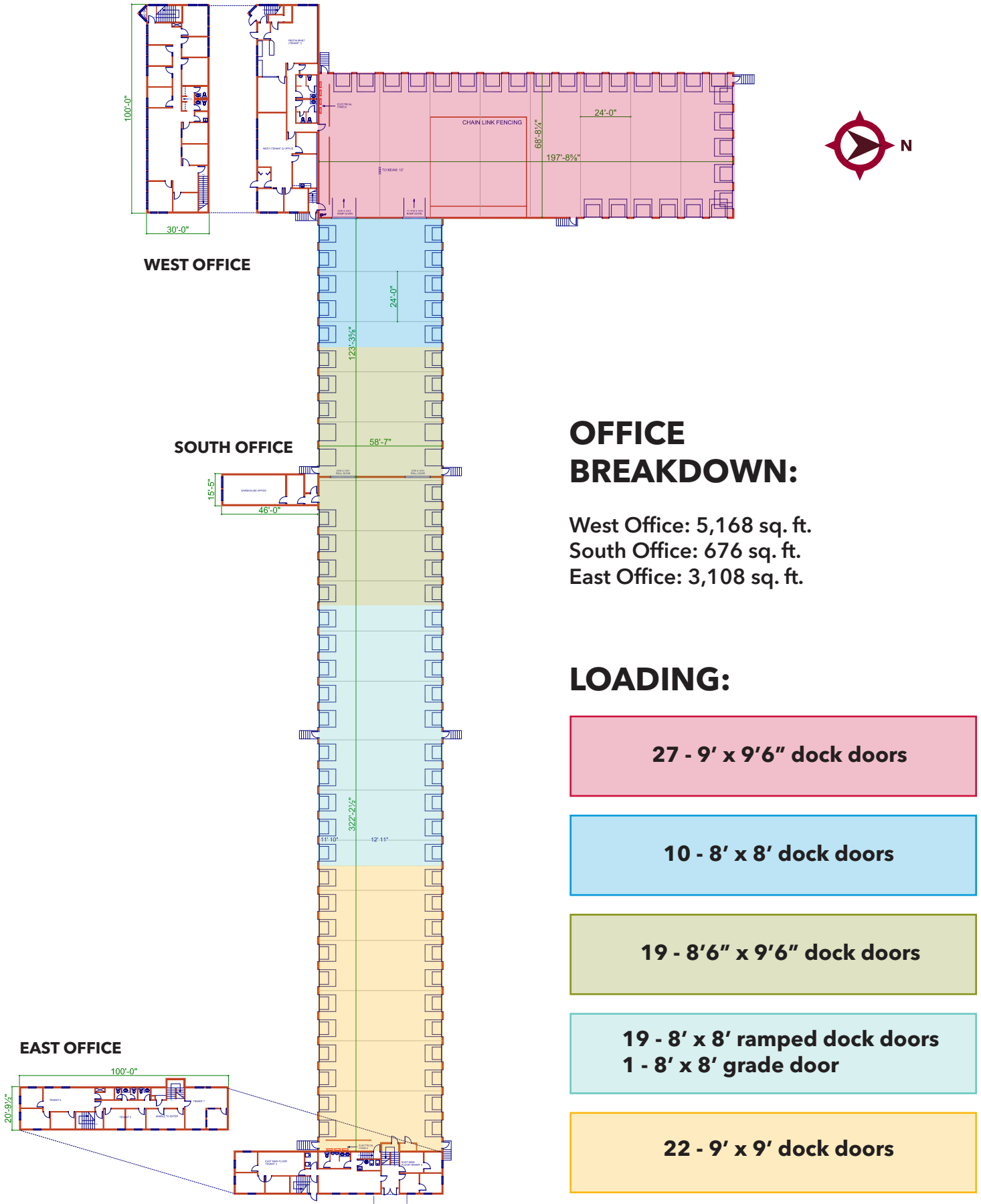
YEAR OF CONSTRUCTION:

1974, with additions in 1986, 1997, & 2008

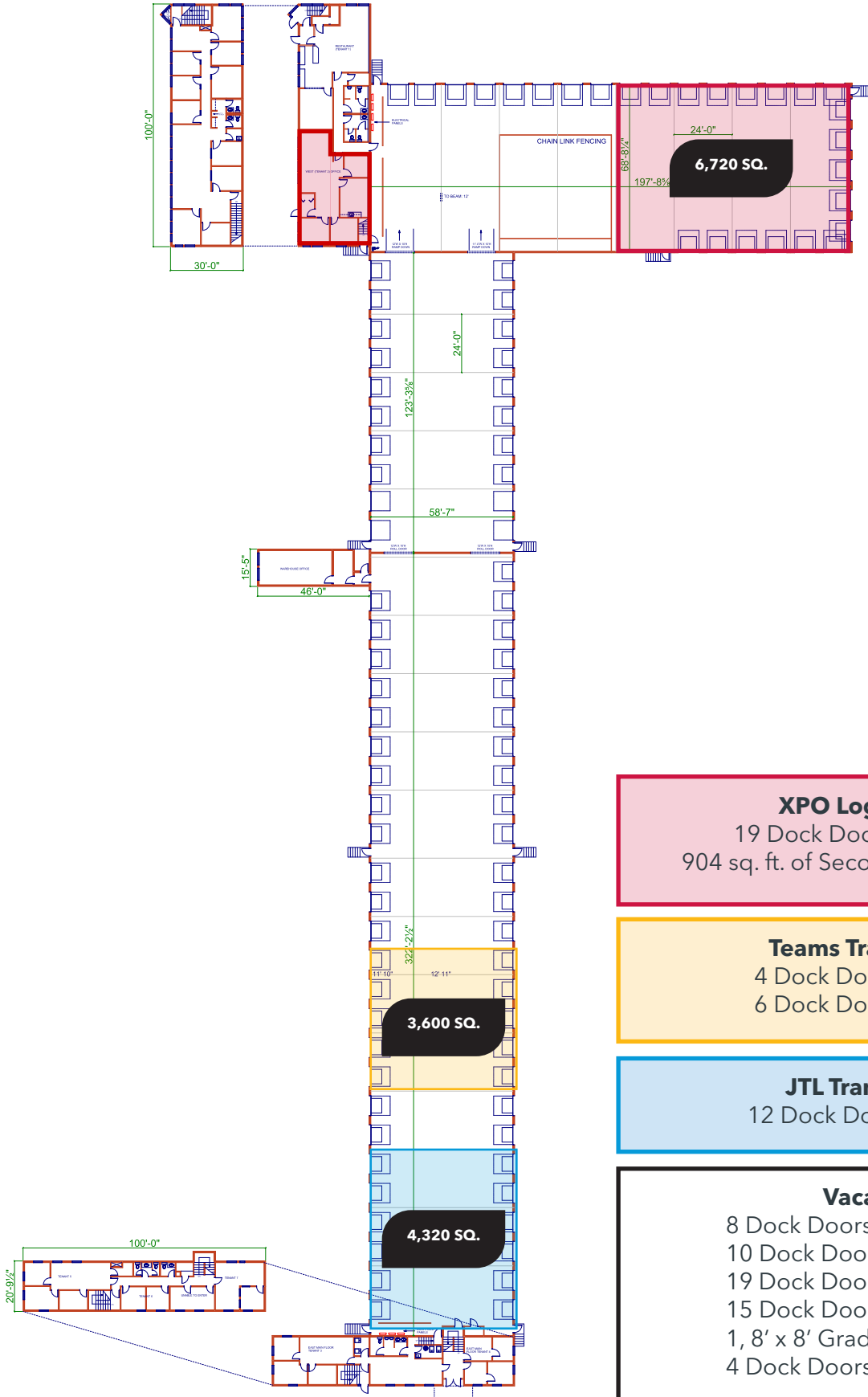
**COMMENTS:**

- Operating cross dock facility
- Two office pods
- Fiber optics
- MUA in place
- Fork lift charging stations
- Exterior dock scale
- 70 trailer parking stalls

FLOOR PLAN



TENANT PLAN



XPO Logistics
 19 Dock Doors 9' x 9.6'
 904 sq. ft. of Second Floor Office

Teams Transport
 4 Dock Doors 8' x 8'
 6 Dock Doors 9' x 9'

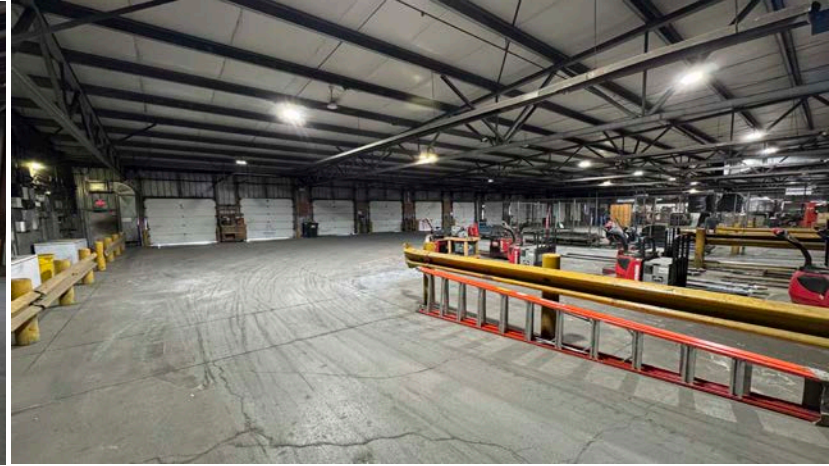
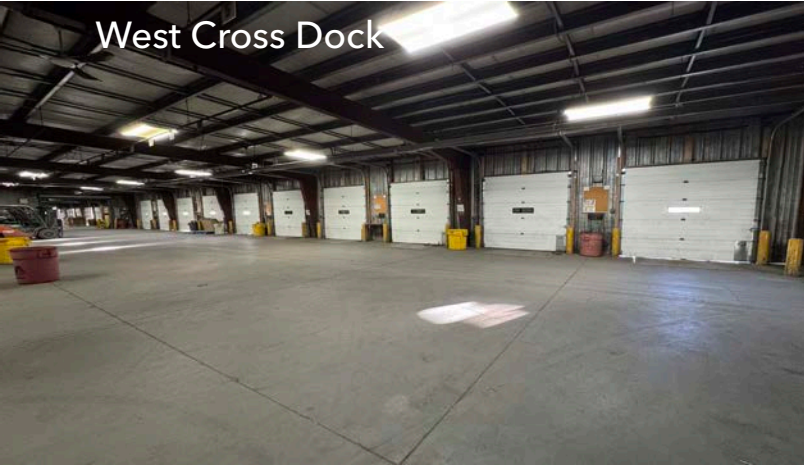
JTL Transport
 12 Dock Doors 9' x 9'

Vacant
 8 Dock Doors 9' x 9' x 6"
 10 Dock Doors 8' x 8'
 19 Dock Doors 8.6' x 9' x 6"
 15 Dock Doors 8' x 8'
 1, 8' x 8' Grade Door
 4 Dock Doors 9' x 9'

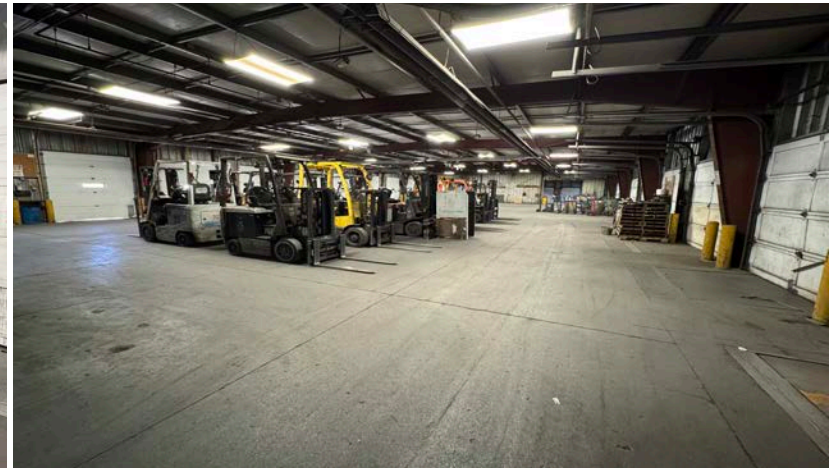
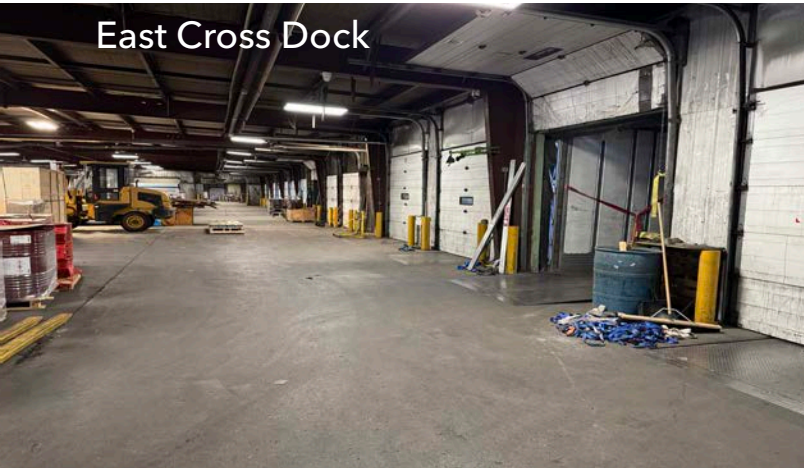
*MINIMUM 8 DOORS AVAILABLE FOR LEASE

— INTERIOR PHOTOS —

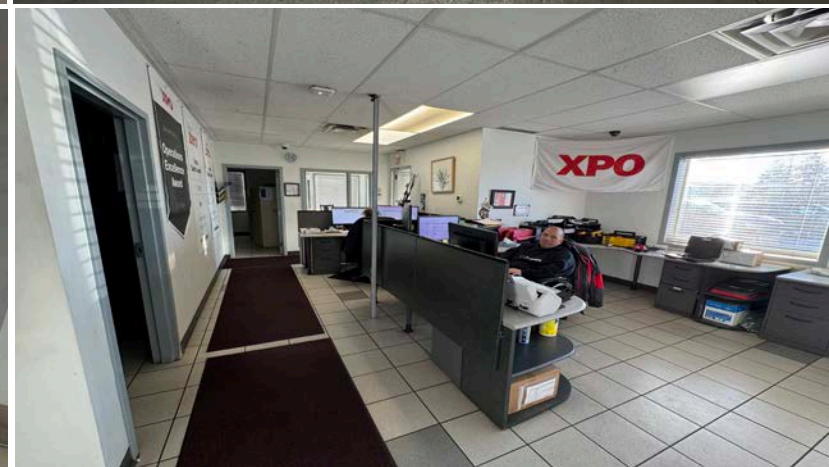
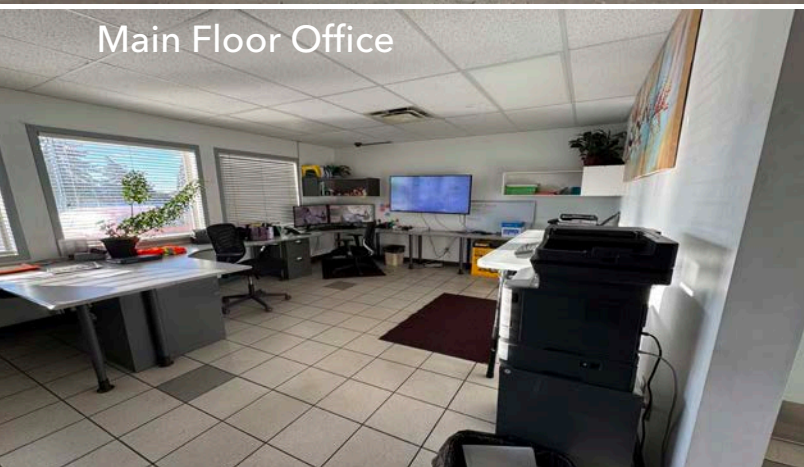
West Cross Dock



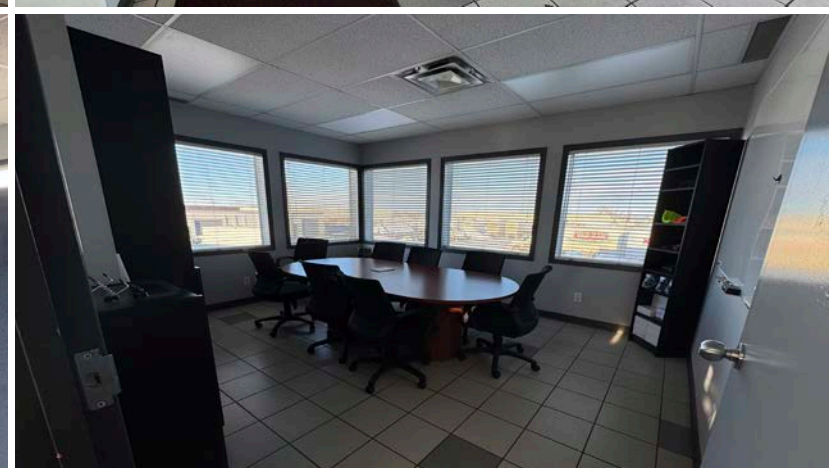
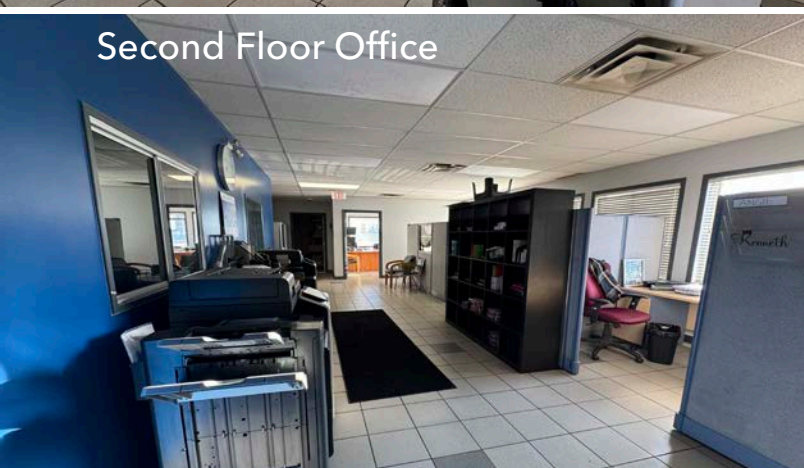
East Cross Dock



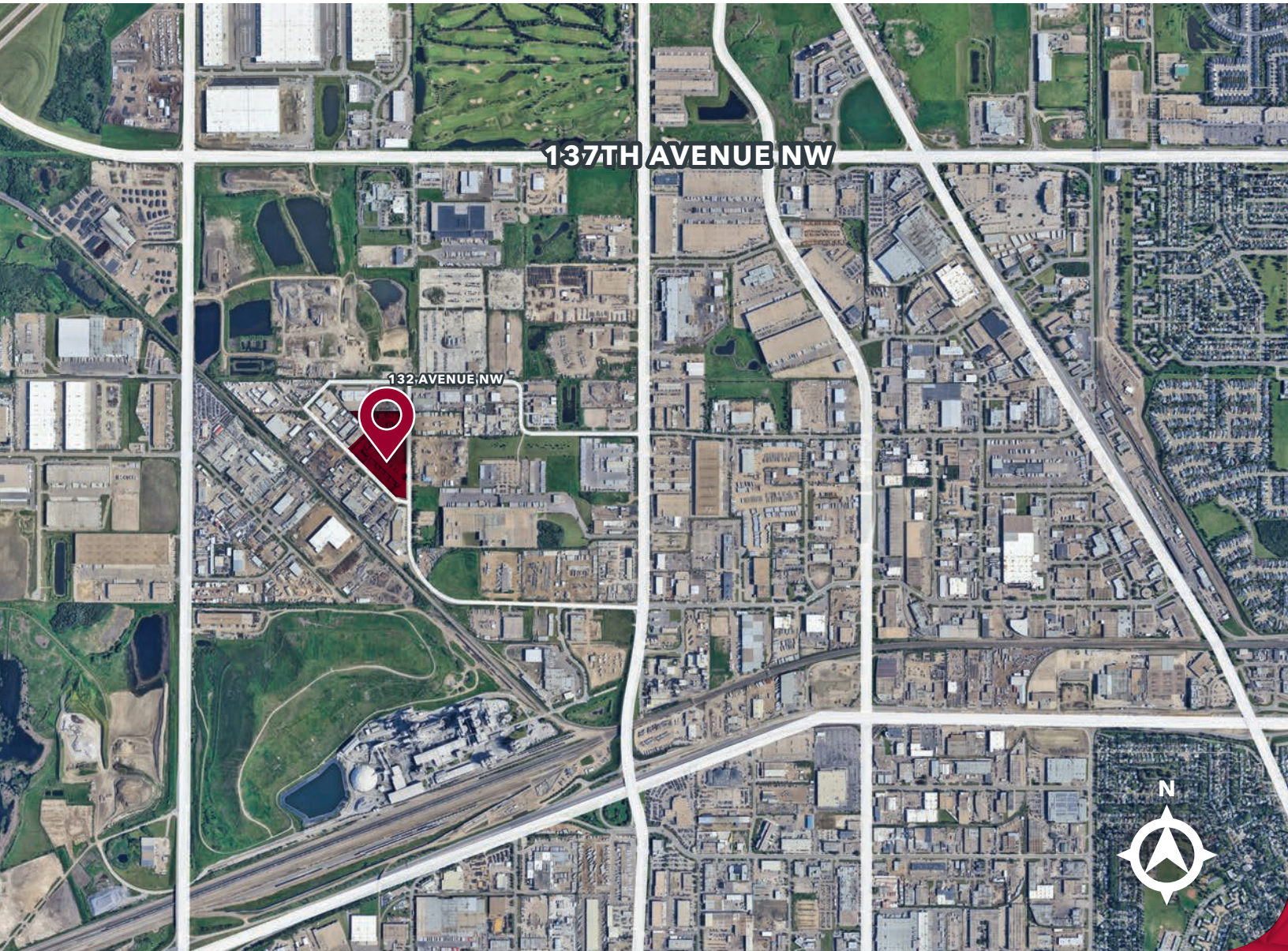
Main Floor Office



Second Floor Office



LOCATION



CONTACT US



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