

114th Avenue Dock Loading Warehouse

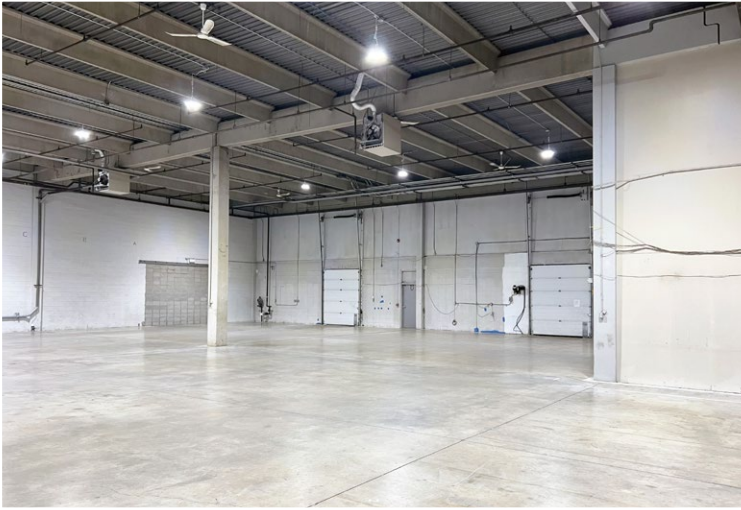
16630B - 114th Avenue
Edmonton, Alberta
www.cbre.ca

12,277 SF Available Immediately



114th Avenue Dock Loading Warehouse

16630B - 114th Avenue | Edmonton, Alberta



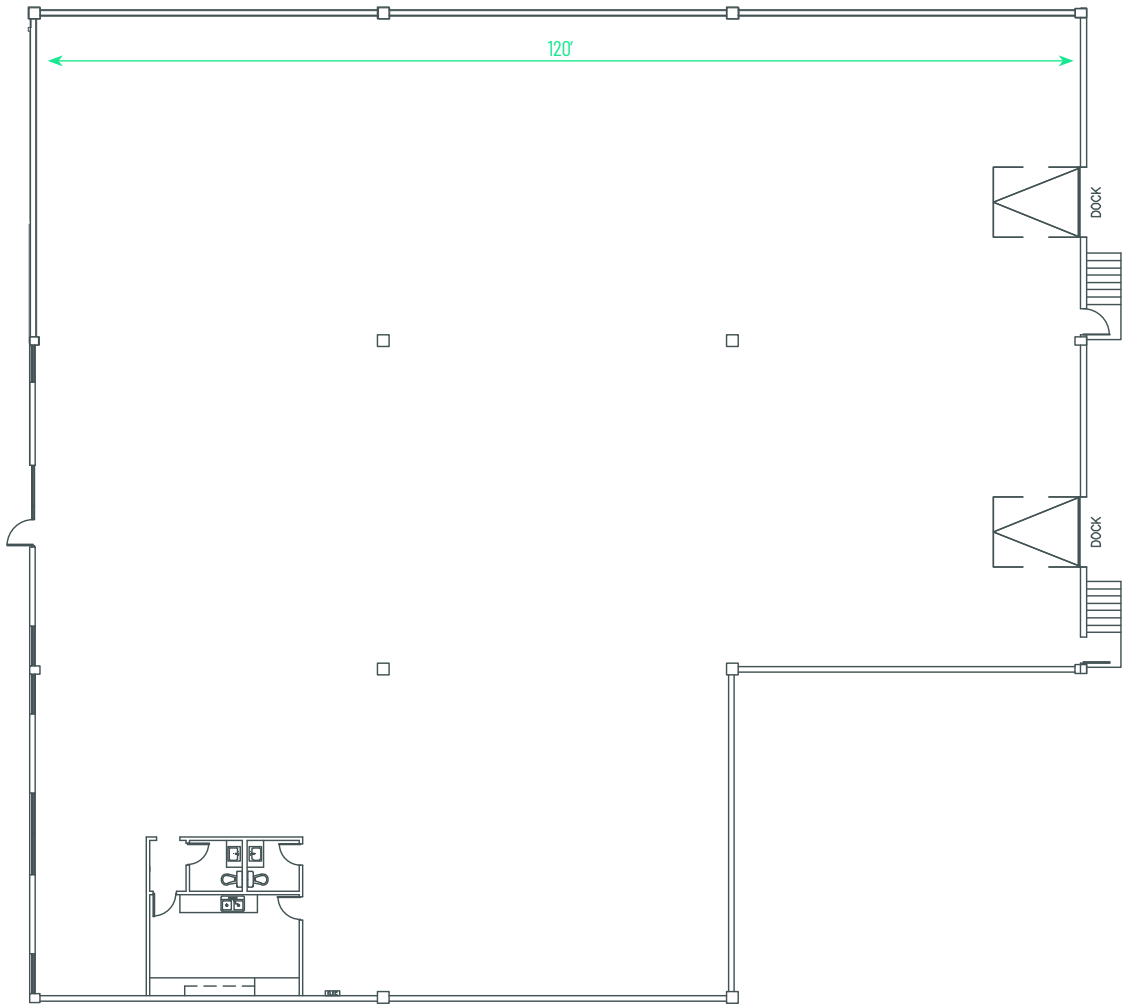
114th Avenue Dock Loading Warehouse

Take advantage of this move-in ready warehouse opportunity in northwest Edmonton, ideally located with immediate access to Yellowhead Trail and Anthony Henday Drive. Situated within a professionally managed industrial building, the space is well-positioned for distribution, logistics, and warehouse users seeking efficient connectivity to Edmonton's major transportation corridors. The unit features two dock loading doors equipped with levelers, while attractive below-market sublease rates provide an excellent value proposition. Available for immediate occupancy, this turnkey space allows tenants to move in and start operating today.

Legal Address	Plan 4928TR, Block 2, Lot 2	Heating	Forced air overhead unit heaters
Zoning	BE - Business Employment	Lighting	LED
Available Area	Office: ±750 sq. ft. Warehouse: ±11,527 sq. ft. Total: ±12,277 sq. ft.	Sprinklers	Yes
Dock Loading	(2) 8' x 10' with levelers	Downdraft Fans	Yes
Construction	Concrete block	Parking	Surface
Bay Depth	120'	Sublease Expiry	August 30, 2027
Ceiling Height	20' clear	Op Costs (2026)	\$7.17 per sq. ft. / annum
Power	100 amp, 3-phase <i>*To be confirmed</i>	Sublease Rate	\$7.28 per sq. ft. / annum
		Available	Immediately

Floor Plan

*Floor plan is approximate and for marketing purposes only



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For Sublease



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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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