

Showcase Industrial Condo

11326 - 119th Street
Edmonton, Alberta
www.cbre.ca

±3,110 SF with Grade Loading



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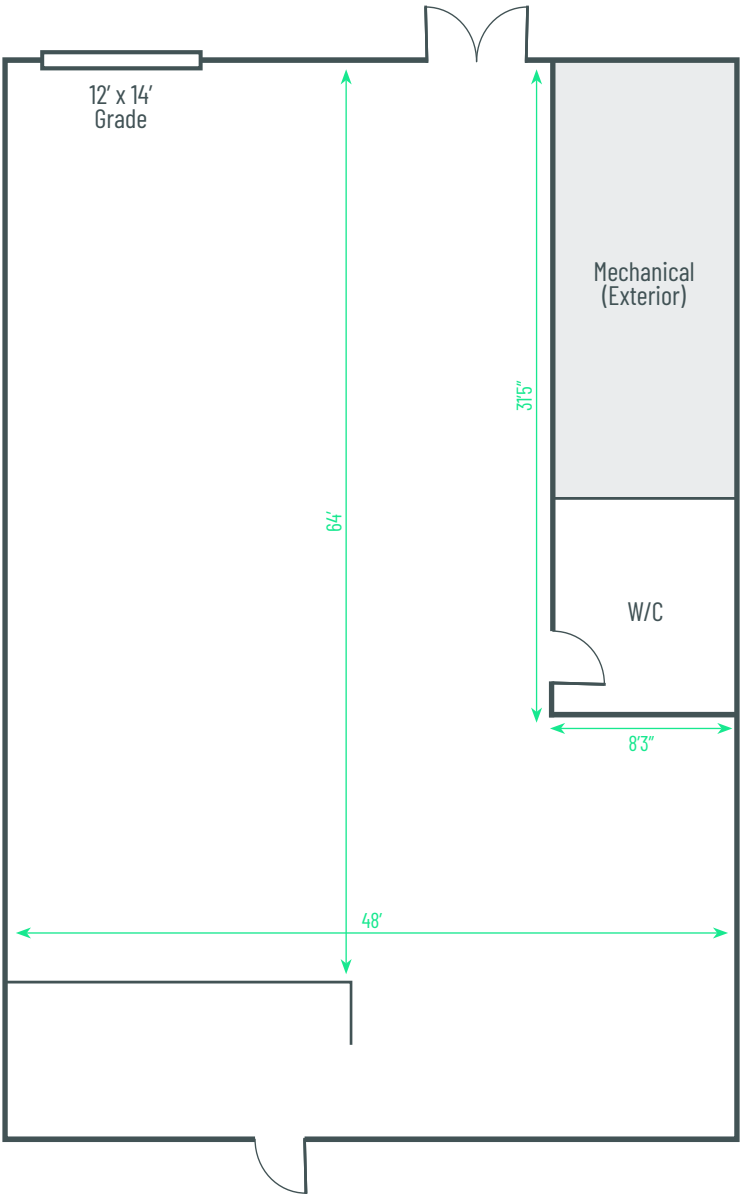
Rare centrally located showcase condo unit with quick access to the Yellowhead Trail. High exposure location with an average annual weekday traffic count of 9,400 vehicles per day (2022). Built in 2014, the warehouse features lots of natural light and is in immaculate condition, with LED lighting and one grade loading door. Water supplied through a high-efficiency tankless water heater.

Legal Address	Condoinium Plan 1621000; Unit 8 & 9
Zoning	BE - Business Employment
Year Built	2014
Available Area	±3,110 sq. ft.
Grade Loading	(1) 10' x 12'
Construction	Pre-cast concrete & structural steel
Bay Dimensions	48' x 64'
Ceiling Height	22'5"
Power	To be confirmed

Heating	HVAC & gas fired units
Lighting	LED
Sprinklers	Yes
Parking	Surface
Floor Drains	Yes
Sublease Expiry	December 30, 2028
Op Costs (2025)	\$9.73 per sq. ft. / annum
Sublease Rate	\$14.25 per sq. ft. / annum
Available	Immediately

Floor Plan

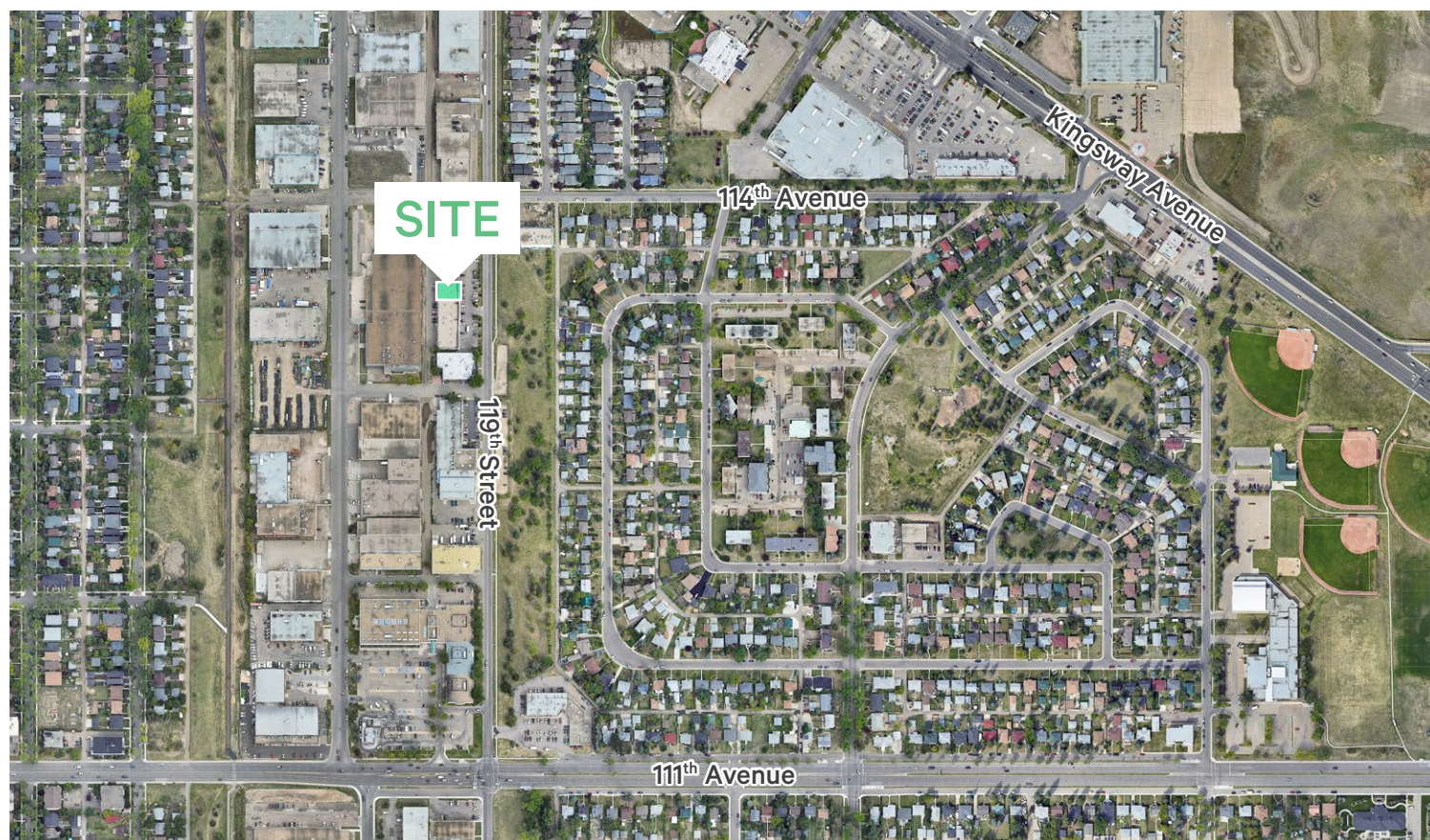
*Not to scale and for reference purposes only



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For Sublease



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**Lead Broker*

*(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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