



PRODUCTIVITY-DRIVEN WAREHOUSE

FOR LEASE | 11320 143 STREET, EDMONTON



BRUCE CHU, BCOMM
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PROPERTY DETAILS

ADDRESS	11320 143 STREET	
BUILDING SIZE	Shop	9,941 SF
	Office	1,750 SF
	Total	11,691 SF
	(+ Mezzanine)	(1,135 SF)
TOTAL LOT	1.17 Acres	
ZONING	IM - Medium Industrial	
LOADING	(3) 14' x 12', (1) 12' x 10'	
POWER	1200 A / 120 V/ 3 Phase *TBC	
CLEAR HEIGHT	16'	
AVAILABILITY	April 30, 2026	
ASKING RATE	\$9.25/SF	
OPERATING COST	\$4.65/SF estimate (Taxes, Insurance, Maintenance)	
MONTHLY AMOUNT	\$13,540.00 / month	

Productivity. What every top line focused business owner craves. Introducing 11,691 SF of industrial warehouse, located South of Yellowhead Trail. What you need to know is this location was structurally designed to help you focus on increasing your business throughput. So you can focus on driving the top line, and save time doing it.

FEATURES

- **Multiple overhead doors**
- **Open concept warehouse**
- **Excellent power**

FEATURING



OPEN CONCEPT WAREHOUSE WITH EXCELLENT POWER
Upgrades include: LED lights in warehouse, 220V welding outlet, 1.5" water line supply



OVERHEAD DOORS UP TO 14' TO ACCOMMODATE A VARIETY OF USES

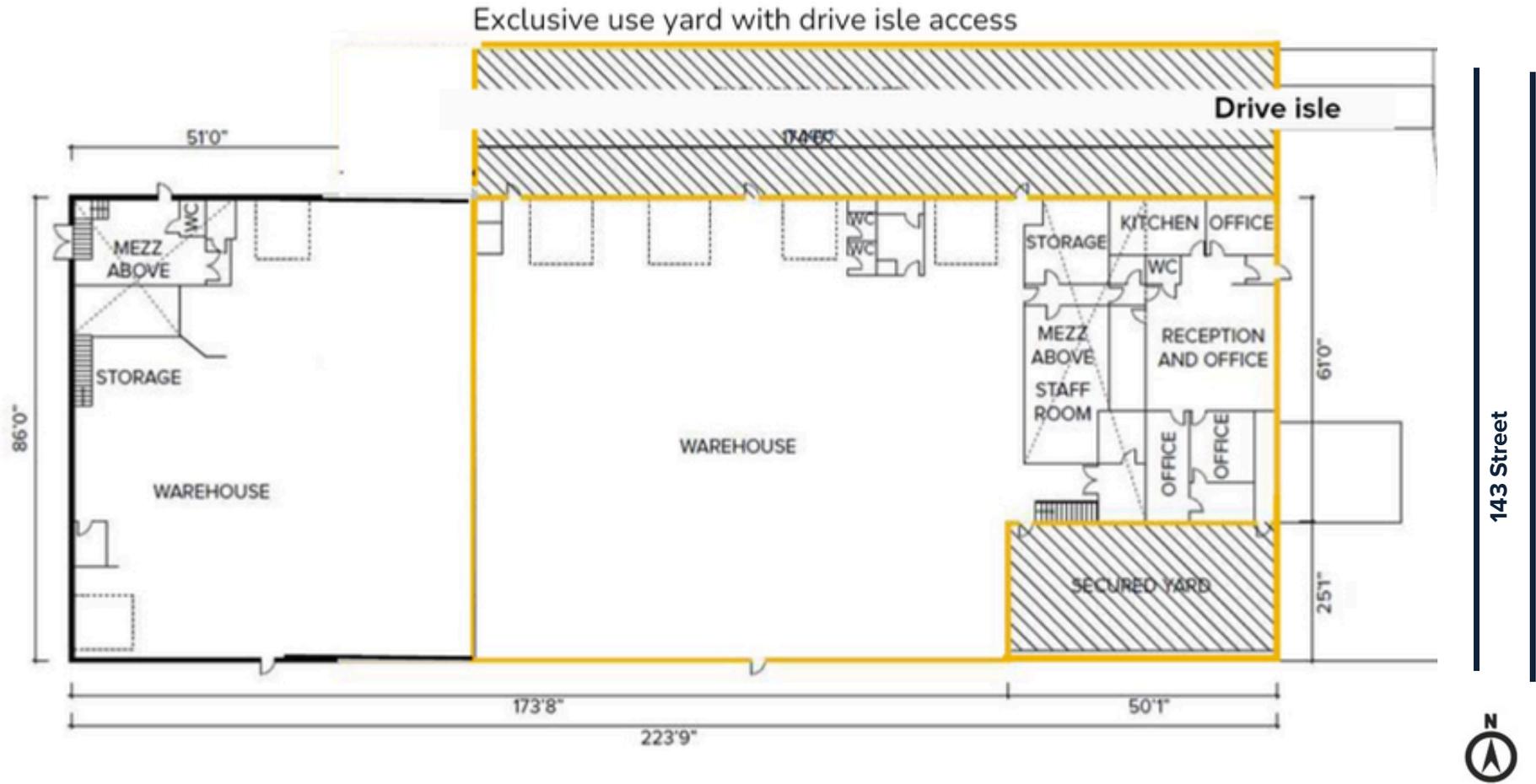


EXCLUSIVE USE PORTION OF YARD (minus drive isle)



SECURE STORAGE AREA

FLOOR PLAN





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