

For Lease

30,297 SF on 3.56 acres



[CLICK TO VIEW VIRTUAL TOUR](#)

18410 - 118A Avenue

Edmonton, AB

Rob Iwaschuk
Principal
+1 780 907 0554
rob.iwaschuk@avisonyoung.com

Thomas Ashcroft, SIOR
Principal
+1 780 990 5364
thomas.ashcroft@avisonyoung.com

**AVISON
YOUNG**



Property Highlights

This single-tenant industrial property is located in Northwest Edmonton on 118A Avenue just east of 184 Street, 100 metres south of the Yellowhead Highway. With high end functional office layouts on two floors, fenced yard area, and drive thru bays, this building is ideal for manufacturing and service industries.



In the heart of the Edmiston Industrial district with proximity to CN intermodal



Easily accessible via Yellowhead Highway



Vast outdoor parking



Pylon signage with direct exposure to Yellowhead Trail & 184th Street

Property Offering

Legal Description:	Plan 0523622; Block 1: Lot 1A
Municipal Address:	18410 118A Avenue
Site Size:	3.56 acres
Building Size:	Office: 6,384 SF (approx.) Warehouse: 23,913 SF (approx.) Total: 30,297 SF
Column Spacing:	43' x 41'
Ceiling Height:	26.5'
Zoning:	IM - Medium Industrial
Loading:	Drive thru grade loading (13'x16') - 3 (12'x14') - 2 (14'x16') - 2 Dock loading (8'x10') with levelers - 2 Oversized dock (12'x14') - 1 Interior grade doors (10'x10') - 2
Rental Rate:	\$16.95 PSF
Operating Costs:	Property taxes: \$5.76 PSF (2025) Additional costs: \$0.52 PSF (2025)
Site Coverage:	19.54%
Year built:	2010

The Warehouse:



eyewash stations



2 trench sumps



air compressor lines distributed throughout and on columns



power distributed throughout and on columns



lighting to be upgraded to LED



ESFR sprinklers



1600 amp / 600 volt 3P 4 wire



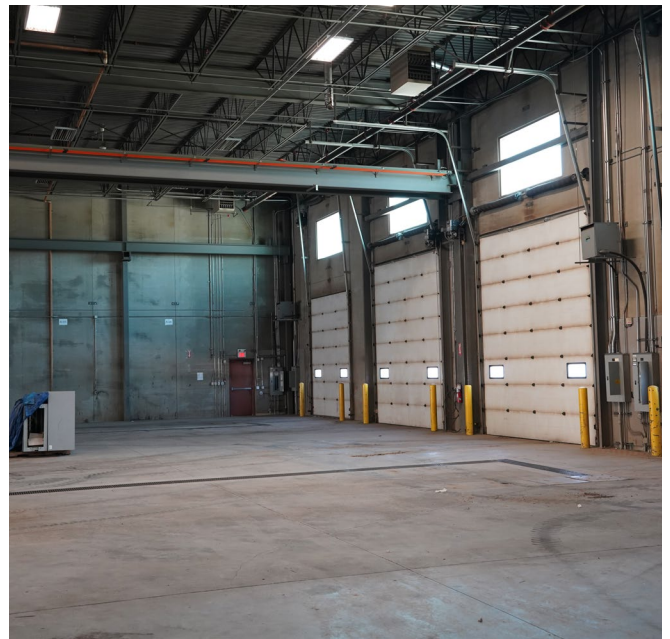
windows above loading doors for natural light



heating: radiant tube heaters + gas fired forced air



1 makeup air unit



For Lease

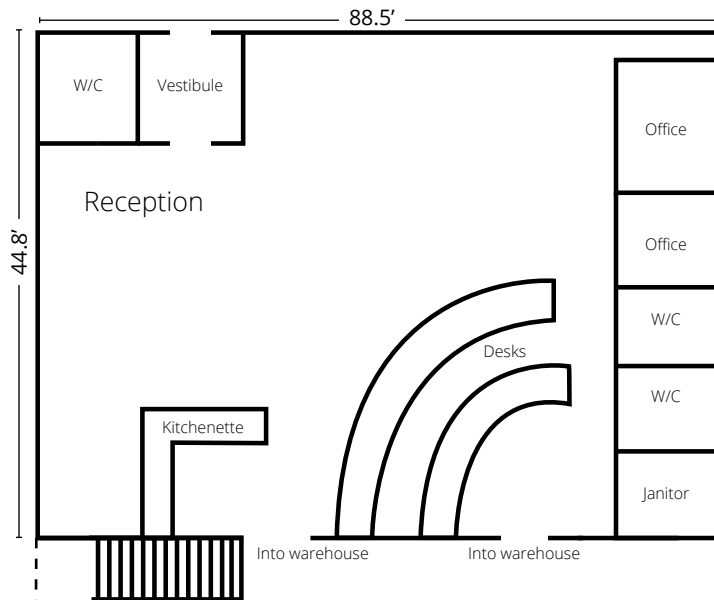
18410 - 118A Avenue
Edmonton, AB

FLOOR PLANS

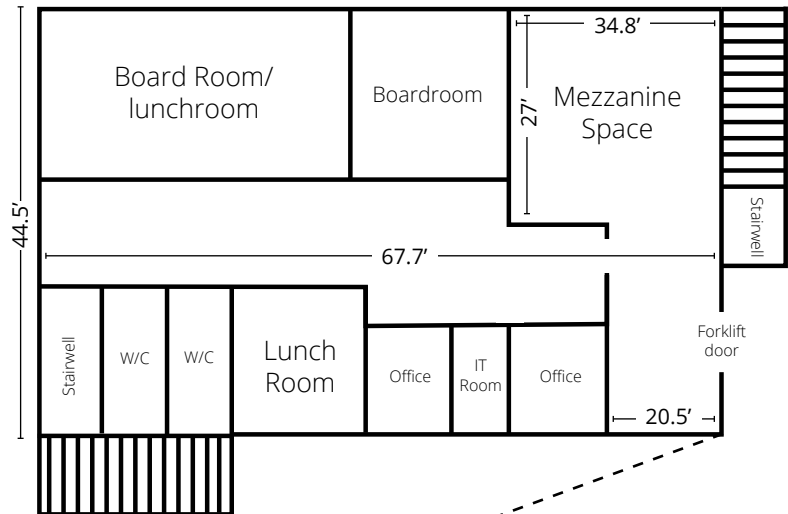
[CLICK TO VIEW VIRTUAL TOUR](#)

Office

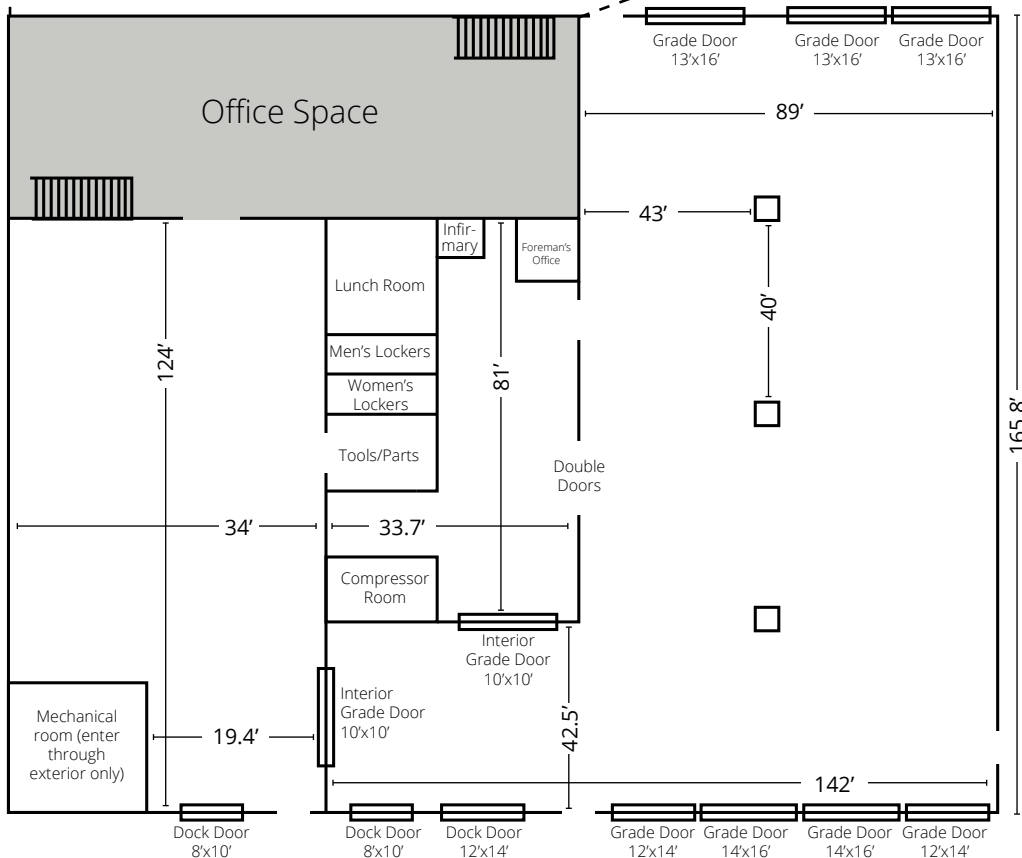
Main Floor



Second Floor



Warehouse



The building is comprised of multiple offices, reception area, board room, lunch room, IT room, staff room, infirmary, foreman's office, men and womens washrooms and locker rooms, tools/parts room, mezzaine storage space, and warehouse. The property also includes a large, fenced, gravel yard.

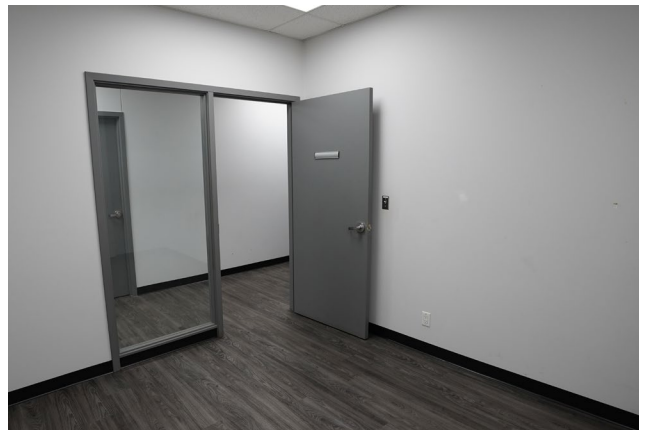


30,297 sf

3.56 acres

pylon signage

Yellowhead Trail



For Lease

18410 - 118A Avenue
Edmonton, AB



Let's Connect

Rob Iwaschuk
Principal
+1 780 907 0554
rob.iwaschuk@avisonyoung.com

Thomas Ashcroft, SIOR
Principal
+1 780 990 5364
thomas.ashcroft@avisonyoung.com

Visit us online
avisonyoung.com

**AVISON
YOUNG**

© 2024 Avison Young Commercial Real Estate Services, LP. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young