

For Lease

30,297 SF on 3.56 acres



18410 - 118A Avenue
Edmonton, AB

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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



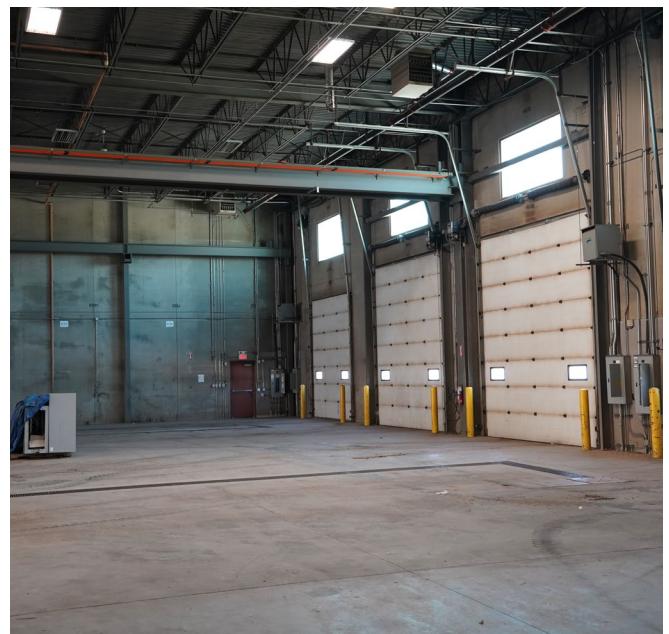
Pylon signage with direct exposure to Yellowhead Trail & 184th Street

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



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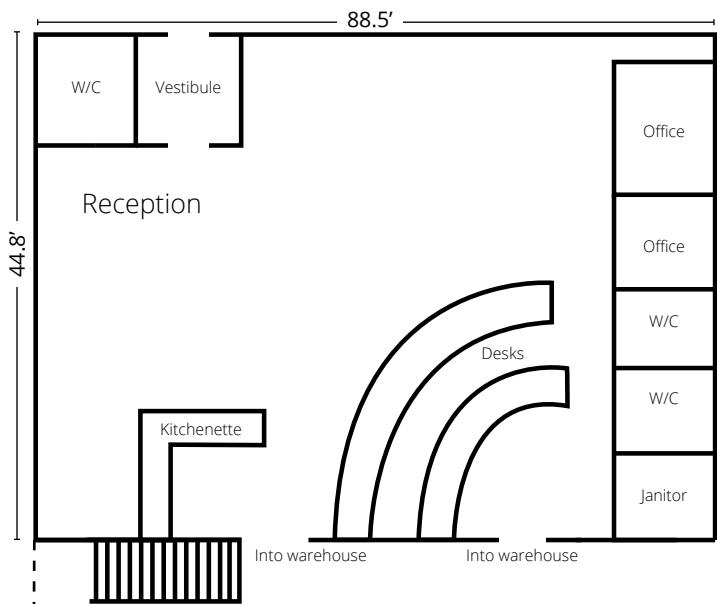
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FLOOR PLANS

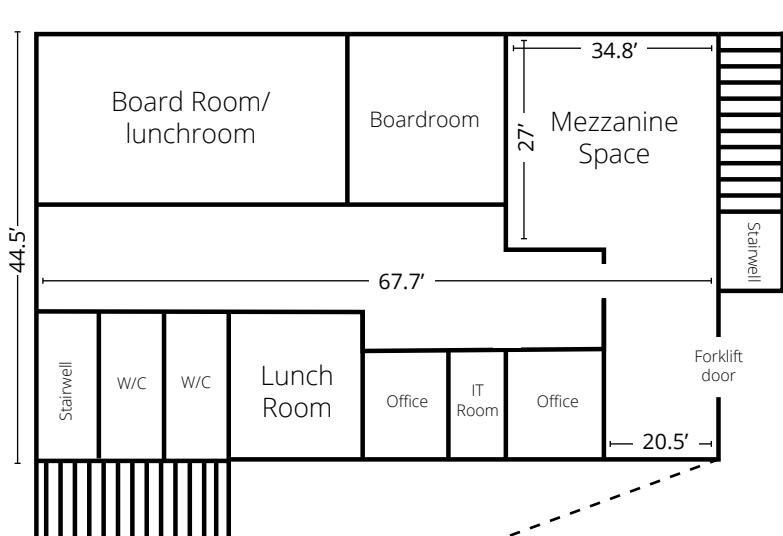
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Office

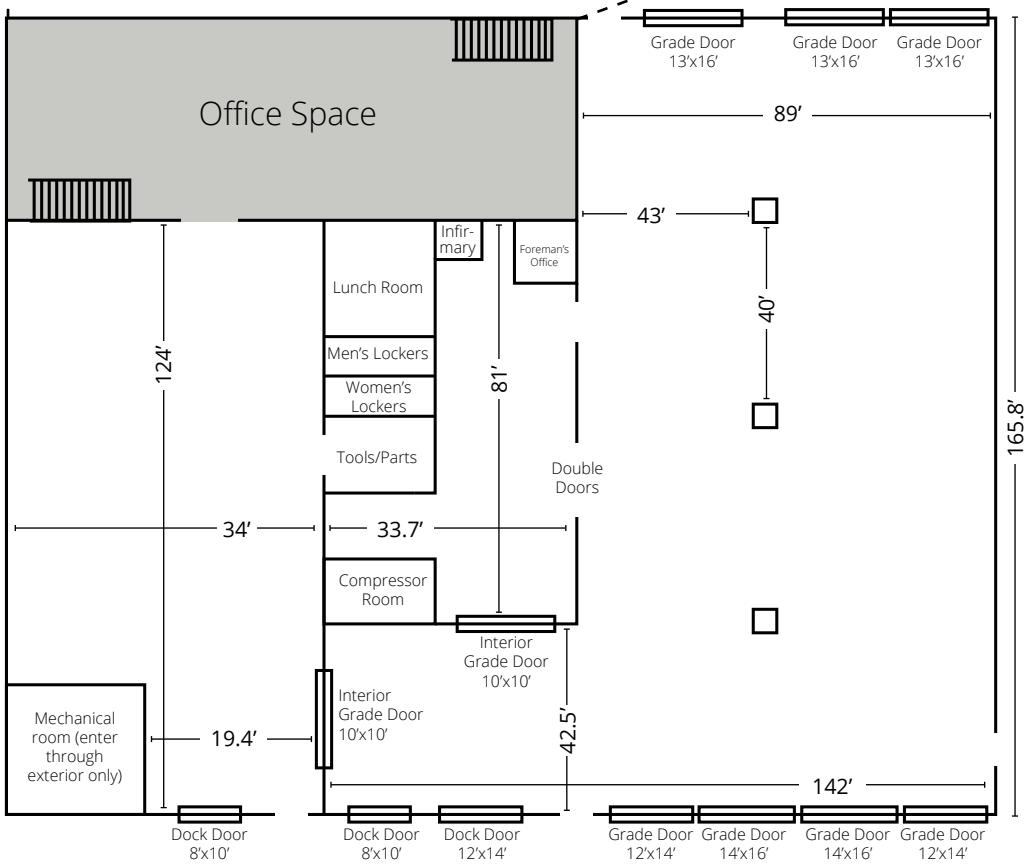
Main Floor



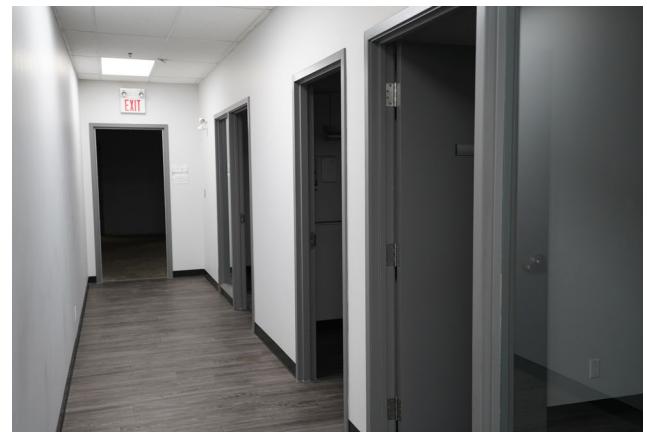
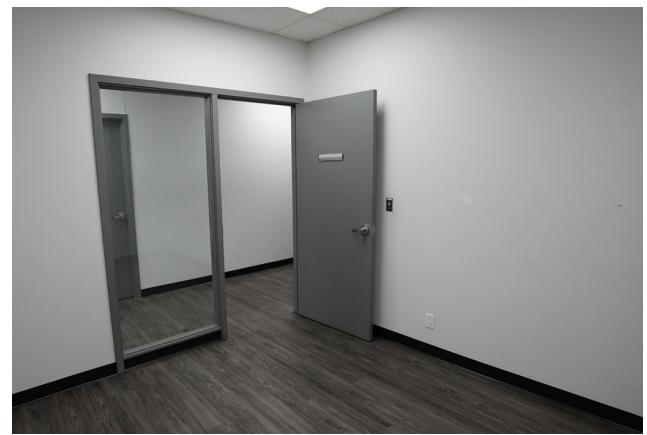
Second Floor



Warehouse

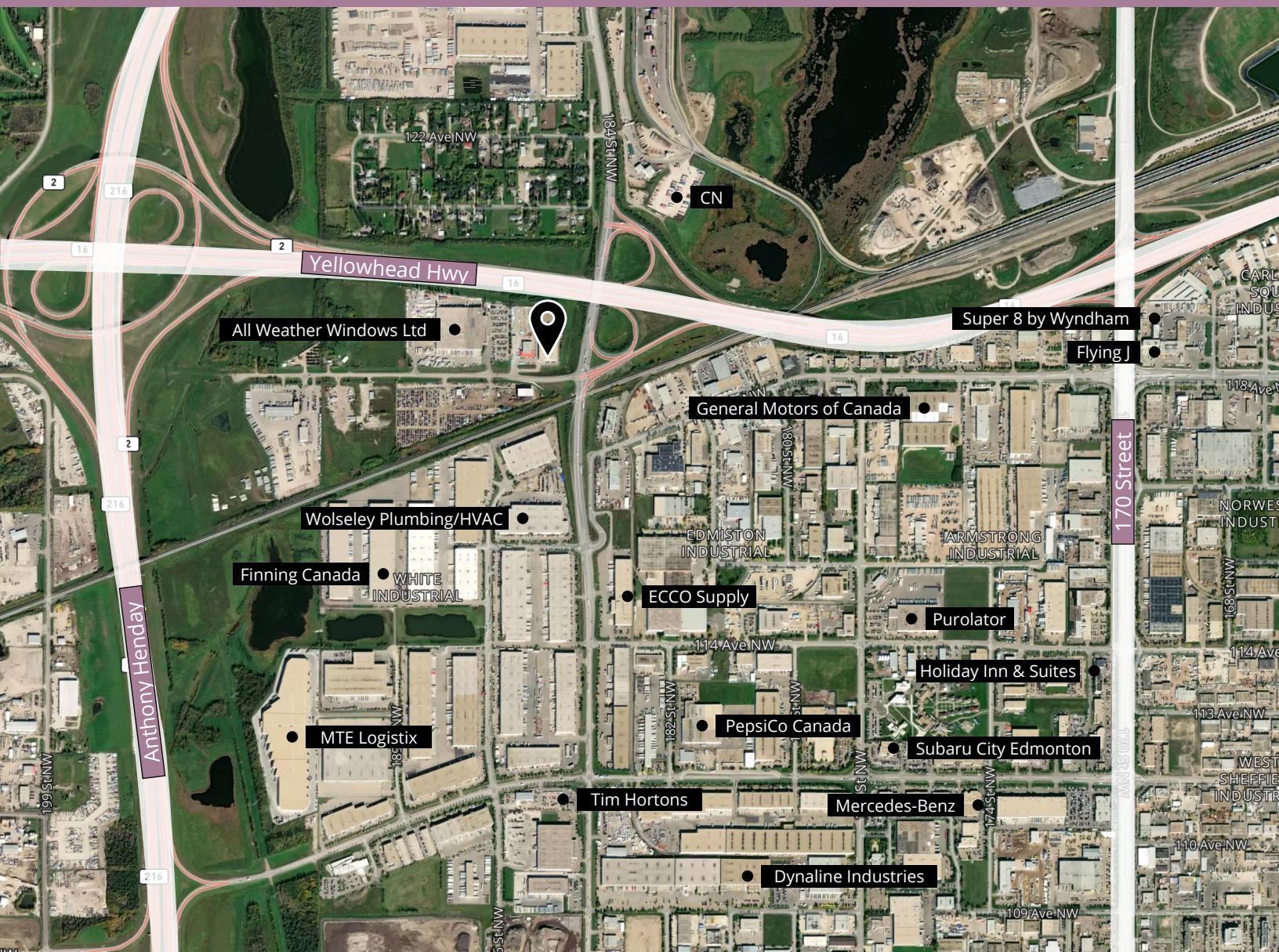


The building is comprised of multiple offices, reception area, board room, lunch room, IT room, staff room, infirmary, foreman's office, men and womens washrooms and locker rooms, tools/parts room, mezzaine storage space, and warehouse. The property also includes a large, fenced, gravel yard.



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Let's Connect

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