



22604 113 Avenue, Edmonton, Alberta

11,531 SF Industrial Building on 2.18 Acres of land for lease

Direct proximity to Yellowhead with Egress/Ingress to 113 Avenue and excellent access to transportation routes. This securely gated West End medium industrial Building Boasts a full service wash bay and mechanical serving area. Perfect for a variety of uses such as transportation and equipment repair.

Accelerating success.

Building Features



Quick HWY
Access



Truck
Storage



On site
Storage



Loading
Doors

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Insert legal name as per local legislation (if required)



Property Overview

Civic Address	22604 113 Avenue, Edmonton, AB
Legal Address	Plan 0325376 Block 5 Lot 4A
Site Area	2.8 Acres
Building Size	11,531 +/-
Ceiling Height	20' +/-
Power	220V (600 AMP)

Zoning	IM - Medium Industrial
Loading	5 x Grade 1 Dock
Available	December 25, 2022
Lease Rate	Market
Operating Cost	TBD
Lighting	Phosphorus bulbs



[View Online Listing](#)

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