

**VIRTUAL WALK
THROUGH TOUR**
click on the icon



FOR LEASE

WAREHOUSE STORAGE & DISTRIBUTION SPACE

14507 & 14535 - 112 AVENUE EDMONTON | ALBERTA

Situated in the Huff Bremner Estate industrial subdivision in North West Edmonton, the economical manufacturing or storage/distribution warehouse, formerly the Sears Warehouse, is located 3 blocks away from the Science Centre and one block off of 111 Avenue and is available within 60-90 days. The building has the following highlights:

West: Up to 18,205 SF of simple storage

- Minimum access to 1 dock loading door
- Upgraded T5 lighting, heavy power, sprinkler and security system

East: Up to 55,898 SF for manufacturing or storage/distribution

- Operating costs include tenant's gas and power
- Upgraded T5 lighting, new transformer for heavy power, sprinkler and security system
- Interior dock and 5 grade load doors, plus a fenced and gated yard on the east side
- Central Edmonton location for logistics "last mile" with easy access to the Yellowhead to 149th Street, 142nd Street and 111th Avenue

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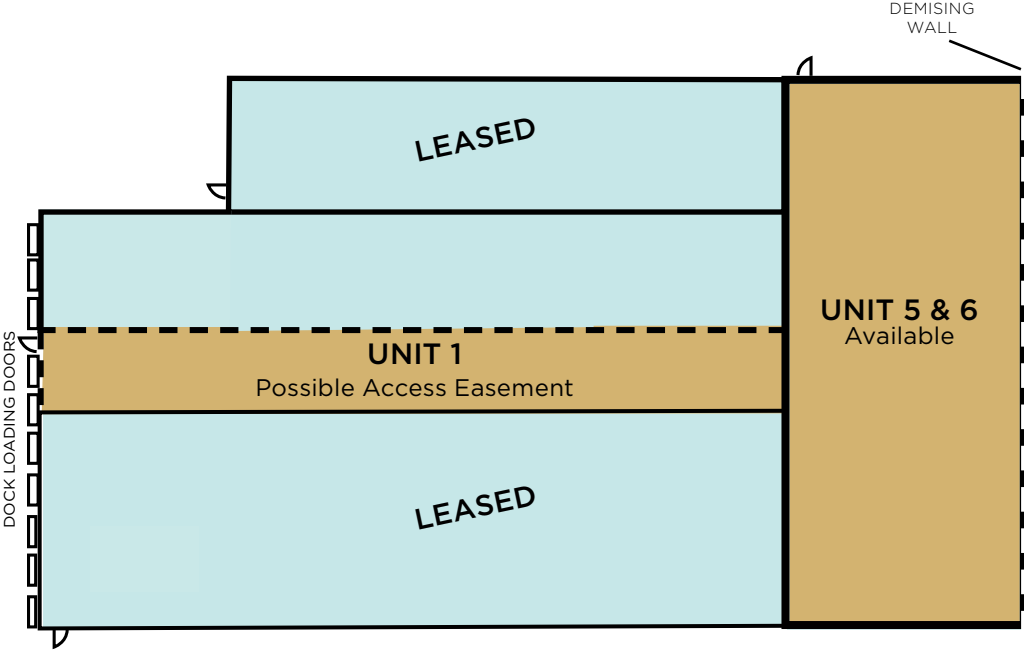


HUGHES
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FOR LEASE | WAREHOUSE STORAGE & DISTRIBUTION SPACE

14535 - 112 AVENUE (WEST) | FLOOR PLAN
UNITS 1, 5 & 6



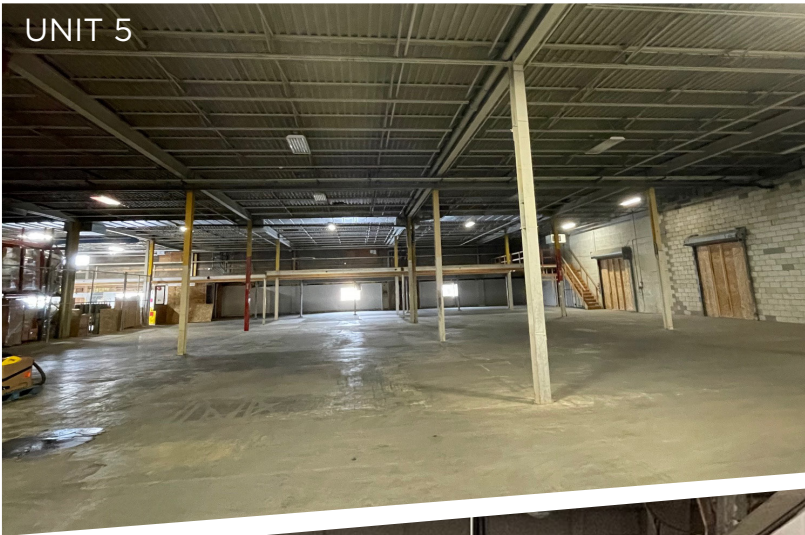
AVAILABLE SPACE
± 18,205 SF WAREHOUSE

- INCLUDES:
- 1 M/F WASHROOMS
 - ACCESS TO 1 DOCK DOOR

UNIT 3 | WASHROOM - LEASED



UNIT 5

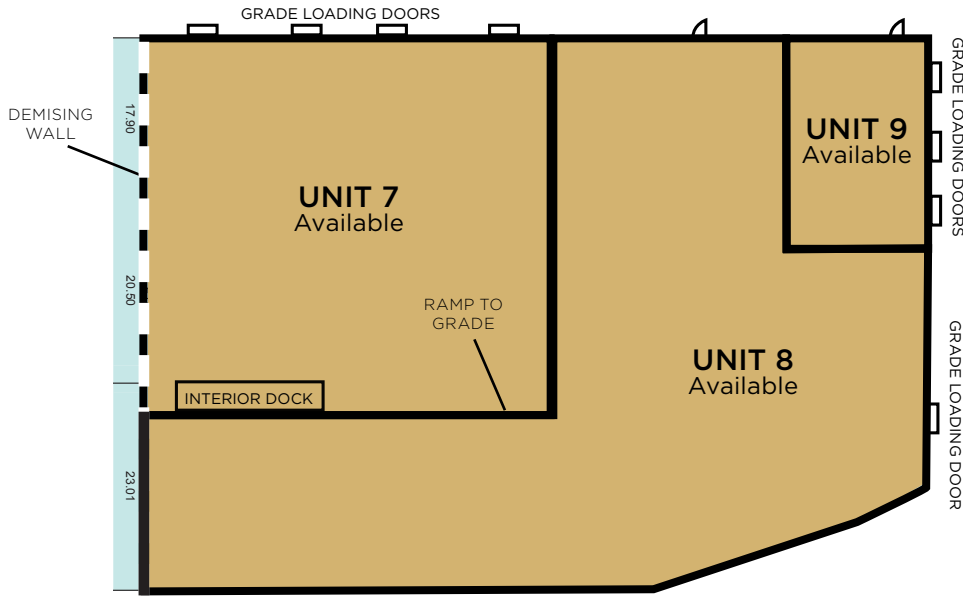


UNIT 3 | ACCESS TO 1 DOCK DOORS



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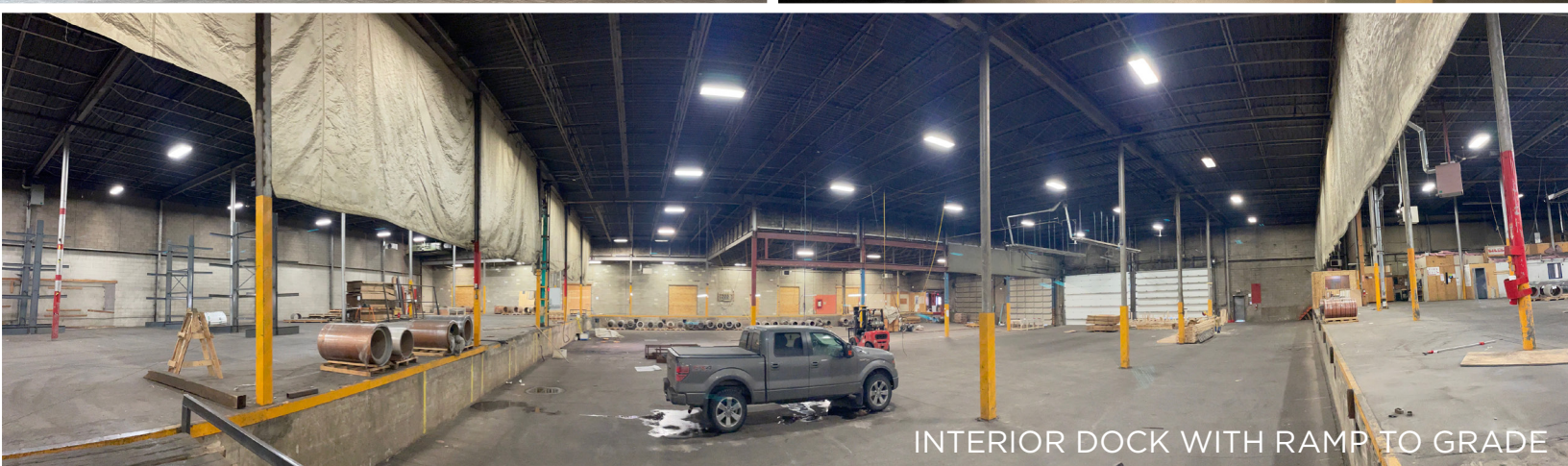
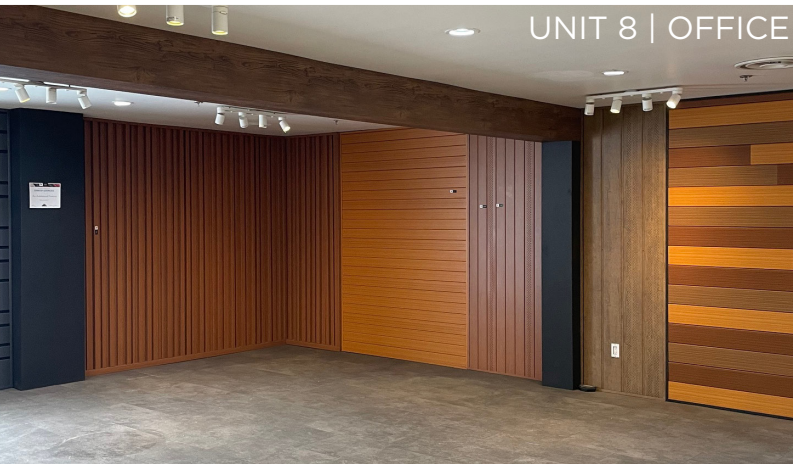
14507 - 112 AVENUE (EAST) | FLOOR PLAN
UNITS 7, 8, 9



AVAILABLE SPACE
± 3,590 SF | 20,686 SF | 31,278 SF
UP TO 55,898 SF

INCLUDES:

- 1 M/F WASHROOMS, OFFICE & LUNCHROOM
- ACCESS TO 8 GRADE LOADING DOORS & 150' OF INTERIOR DOCK



FOR LEASE | WAREHOUSE STORAGE & DISTRIBUTION SPACE

PROPERTY DETAILS

Building Size	125,099 SF
Available Space	West: Up to 18,205 SF Available Immediately East: Up to 55,898 SF Available Sept 1, 2025
Construction	Concrete Block
Zoning	IM - <u>Medium Industrial</u>
Power	West: 800 amp, 220 volt, 3 phase (TBC) East: 600 amp, 347/600 volt, 3 phase (TBC)
Lighting	T5 Lighting (auto sensed)
Heating	Forced air heating
Security	Alarm system (to be activated)
Fire Suppression	Yes

WEST LOCATION

Loading	Units 1, 5 & 6 - (1) 8'x8' dock door
Ceiling	Unit 1 - 11' 7" Units 5 & 6 - 17' 4"
Other	One (1) set of washrooms

EAST LOCATION

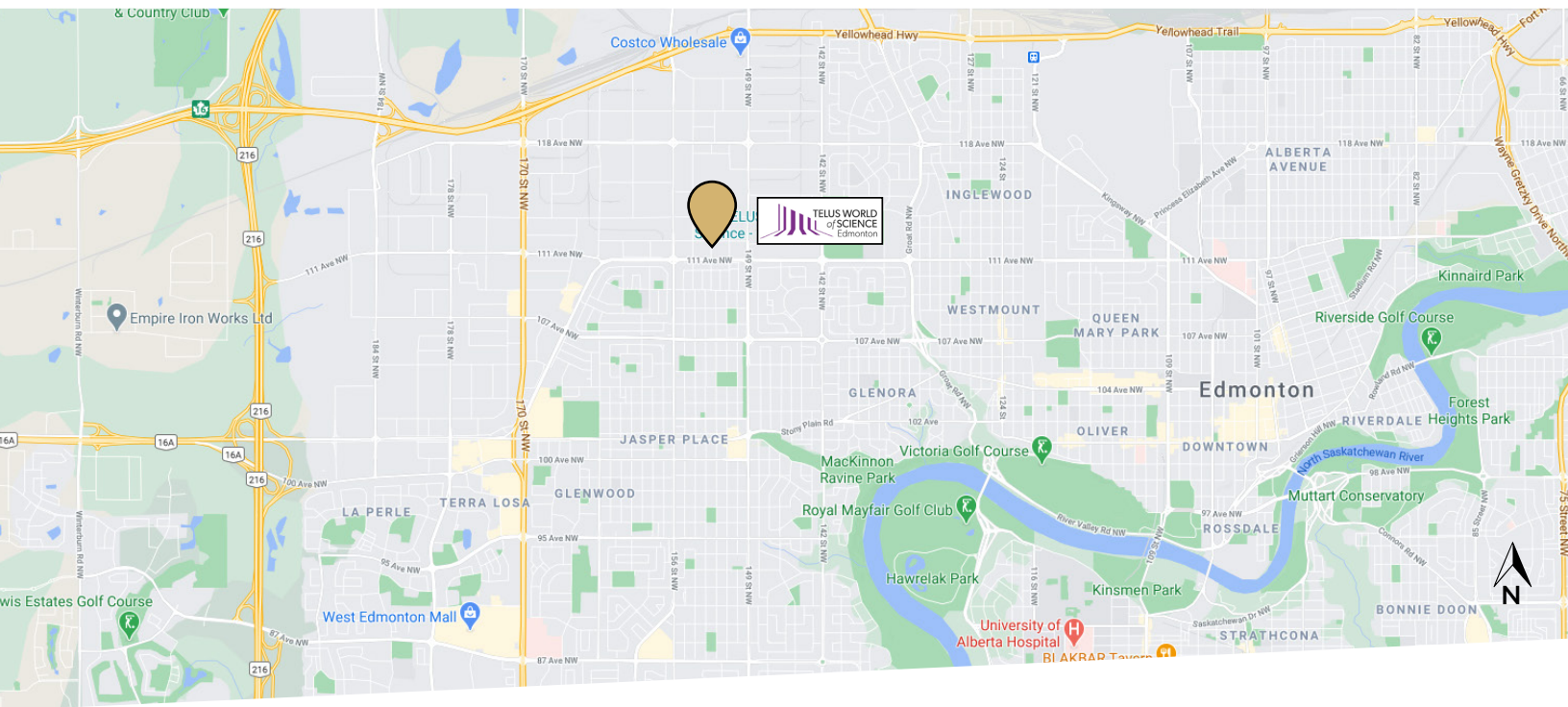
Loading	Unit 7 - (4) 24'w x 18'h w/interior dock Unit 8 - (1) 10'w x 12'h grade Unit 9 - (2) 24'w x 18'h grade (1) 24'w x 14'h grade
Ceiling	Unit 7 - 32' 4" (small portion), 39' (balance) Unit 8 - 23' 4" Unit 9 - 20'
Other	One (1) set of washrooms, office & lunchroom the demising options.

FINANCIAL DETAILS

Op Costs (2025)	\$4.05/SF including common area power, gas property insurance, management fees, landscaping/snow removal, maintenance, property taxes and tenant power & gas
Lease Rate	West: \$6.50/SF East: \$7.00/SF (TI is negotiable with > 5 year deals)

IDEALLY SUITED FOR

Trucking firms, simple storage for furniture and other home goods, 3rd party logistics and any manufacturing requiring heavy power.



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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