

FOR LEASE

YELLOWHEAD & GRETZKY INDUSTRIAL WAREHOUSE

12321 Mount Lawn Road NW, Edmonton, AB



HIGHLIGHTS

- 14,500 - 23,000 sq ft ± newly renovated, demisable warehouse bay available
- Can be renovated to suit
- Up to 0.70 - 1.44 acres ± of secured/lit, compacted gravel yard space available
- Rear 14,500 sq ft has 20ft ceilings with two 16' x 16' grade level OH doors
- Front 4,000 - 8,500 sq ft has 13 ft ceilings with two cross-dock compatible dock level doors and one 12' x 12' grade level OH door
- Excellent strategic location adjacent to major arteries, servicing all quadrants of the City
- Direct exposure and unobstructed sightlines from Yellowhead Trail, Gretzky Dr. and Fort Road (approximately 65,000 VPD)
- Serviced by public transit including LRT

SCOTT ENDRES

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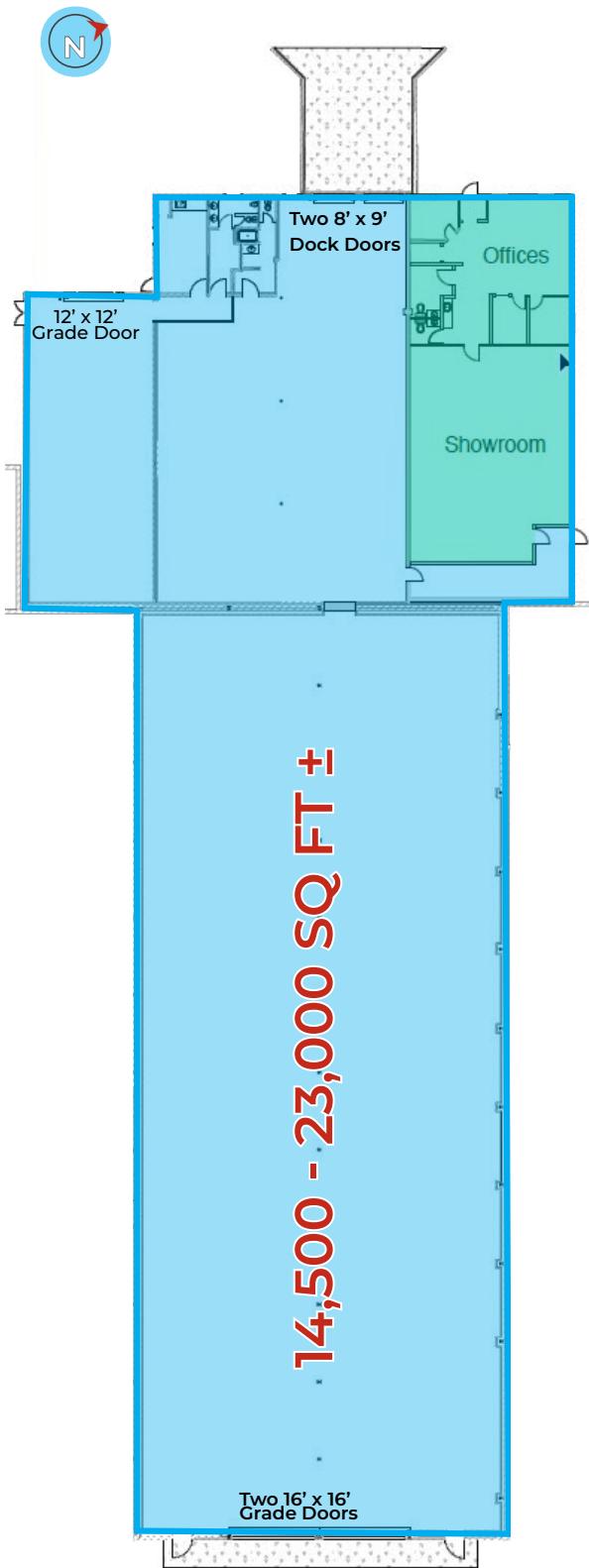


ROYAL PARK
REALTY™

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Site Plan | Yellowhead & Gretzky Industrial Warehouse For Lease



Property Details & Financials

MUNICIPAL ADDRESS	12321 Mount Lawn Road, Edmonton, Alberta
LEGAL DESCRIPTION	Plan: 6056MC; Block: B; Lots: 1A & 1C
ZONING	IH (Heavy Industrial)
BUILDING SIZE	14,500 - 23,000 sq ft ±
SITE SIZE	0.70 - 1.44 Acres ± (negotiable)
LOADING	(2) 8' x 9' Dock (2) 16' x 16' grade level
POWER	480 volt, 200 amp (additional available)
HEATING	Forced air
CEILING HEIGHT	13' and 20' clear
LEASE RATES	
BUILDING	\$7.90/sq ft
YARD	\$1.75/sq ft
OPERATING COSTS	\$4.40/sq ft (plus utilities)



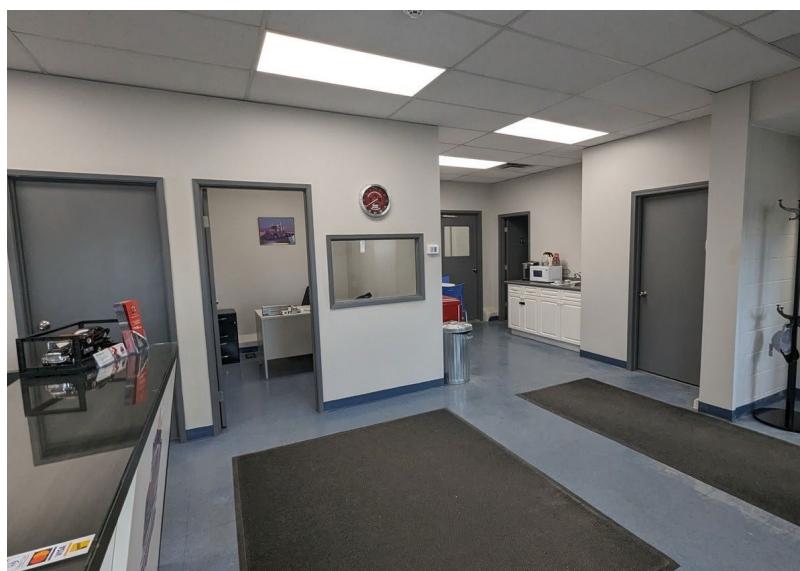
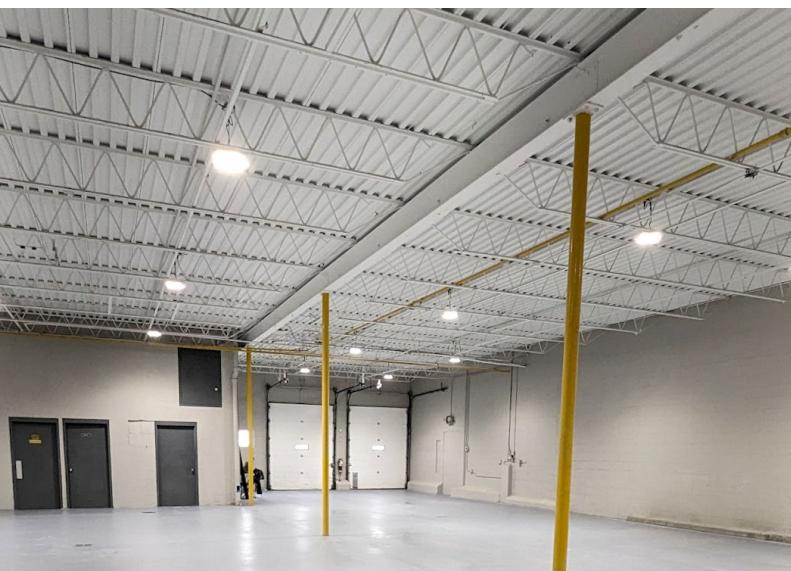
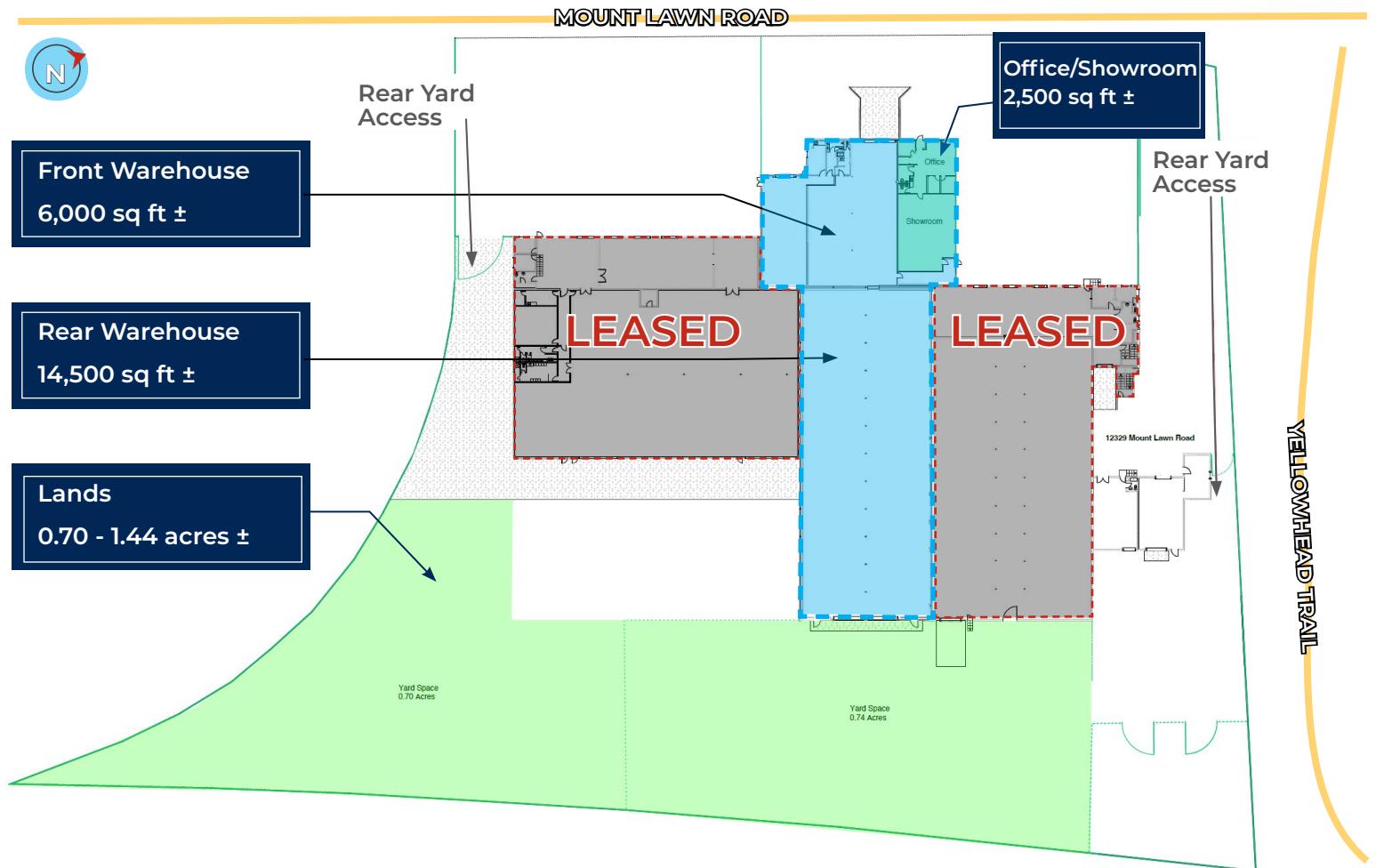
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Property Location | Yellowhead & Gretzky Industrial Warehouse For Lease



LOCATED just off Yellowhead Trail this location has strategic benefits, including excellent exposure, close proximity to all amenities, and access to major transport routes including Yellowhead Trail, Fort Road & Anthony Henday.



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