



PRODUCTIVITY-DRIVEN WAREHOUSE

FOR LEASE | 11320 143 STREET, EDMONTON



BRUCE CHU, BCOMM
780-240-5608

JULIE CHU, MBA
780-975-1036



PROPERTY DETAILS

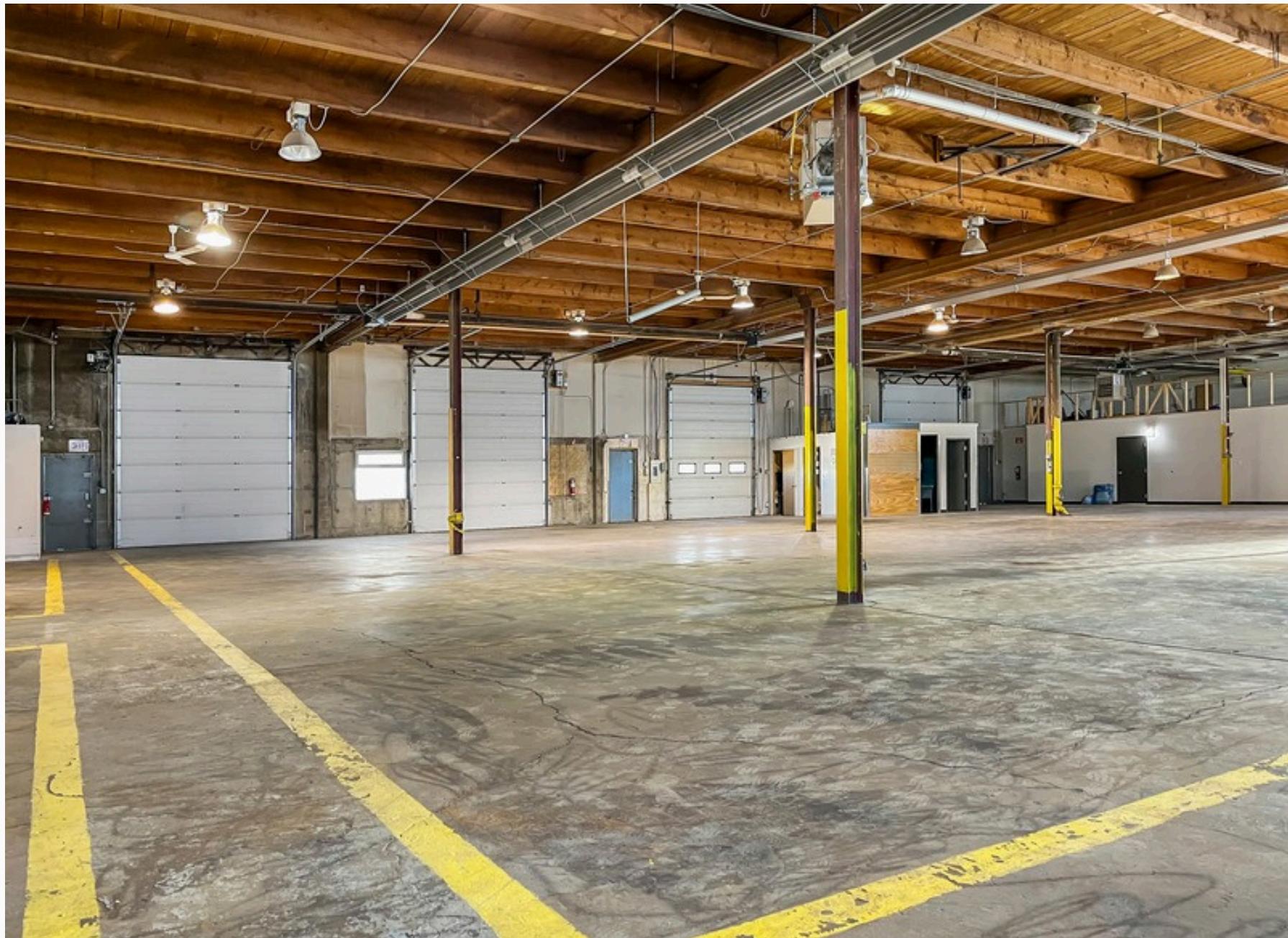
ADDRESS	11320 143 STREET
BUILDING SIZE	Shop 9,941 SF Office 1,750 SF
	Total 11,691 SF (+ Mezzanine) (1,135 SF)
TOTAL LOT	1.17 Acres
ZONING	IM - Medium Industrial
LOADING	(3) 14' x 12', (1) 12' x 10'
POWER	1200 A / 120 V, 3 Phase *TBC
CLEAR HEIGHT	16'
AVAILABILITY	April 30, 2026
ASKING RATE	\$10.25/SF
OPERATING COST	\$4.65/SF estimate (Taxes, Insurance, Maintenance)

Productivity. What every top line focused business owner craves. Introducing 11,691 SF of industrial warehouse, located South of Yellowhead Trail. What you need to know is this location was structurally designed to help you focus on increasing your business throughput. So you can focus on driving the top line, and save time doing it.

FEATURES

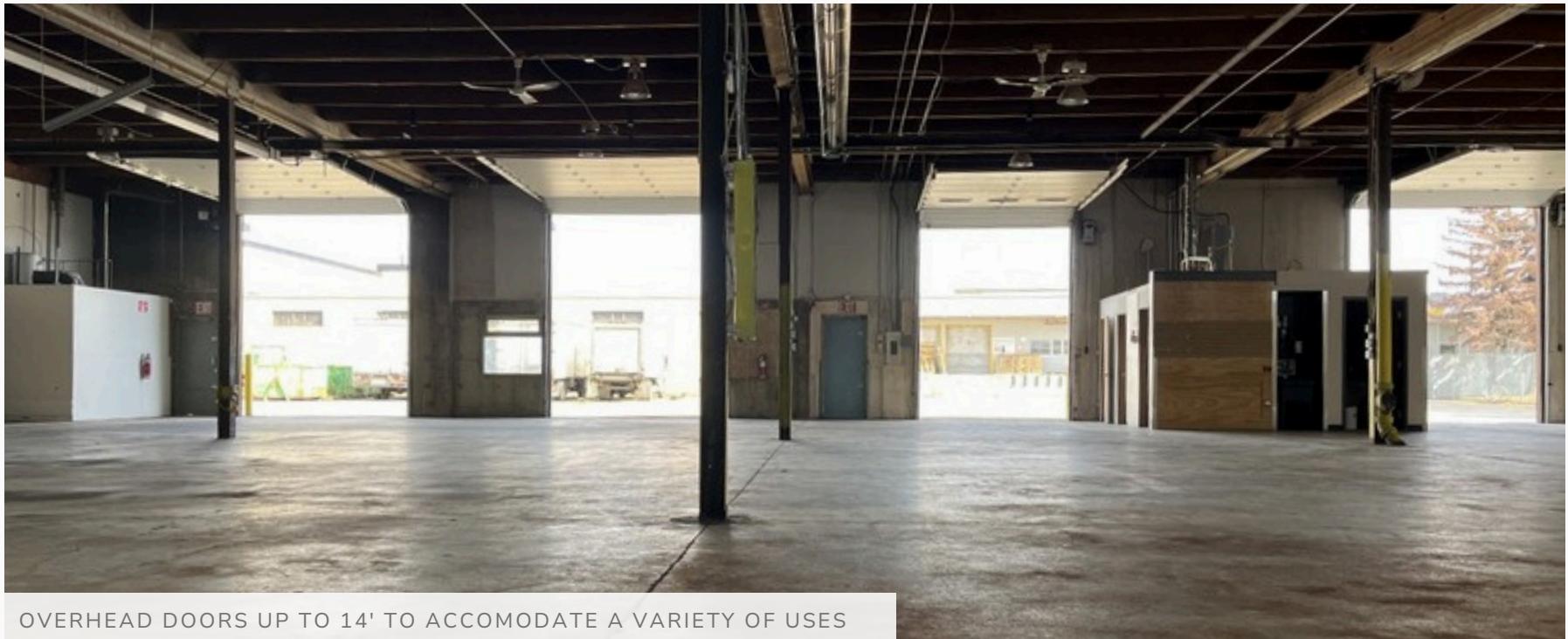
- **Multiple overhead doors**
- **Open concept warehouse**
- **Excellent power**

FEATURING



OPEN CONCEPT WAREHOUSE WITH EXCELLENT POWER

Upgrades include: LED lights in warehouse, 220V welding outlet, 1.5" water line supply



OVERHEAD DOORS UP TO 14' TO ACCOMODATE A VARIETY OF USES

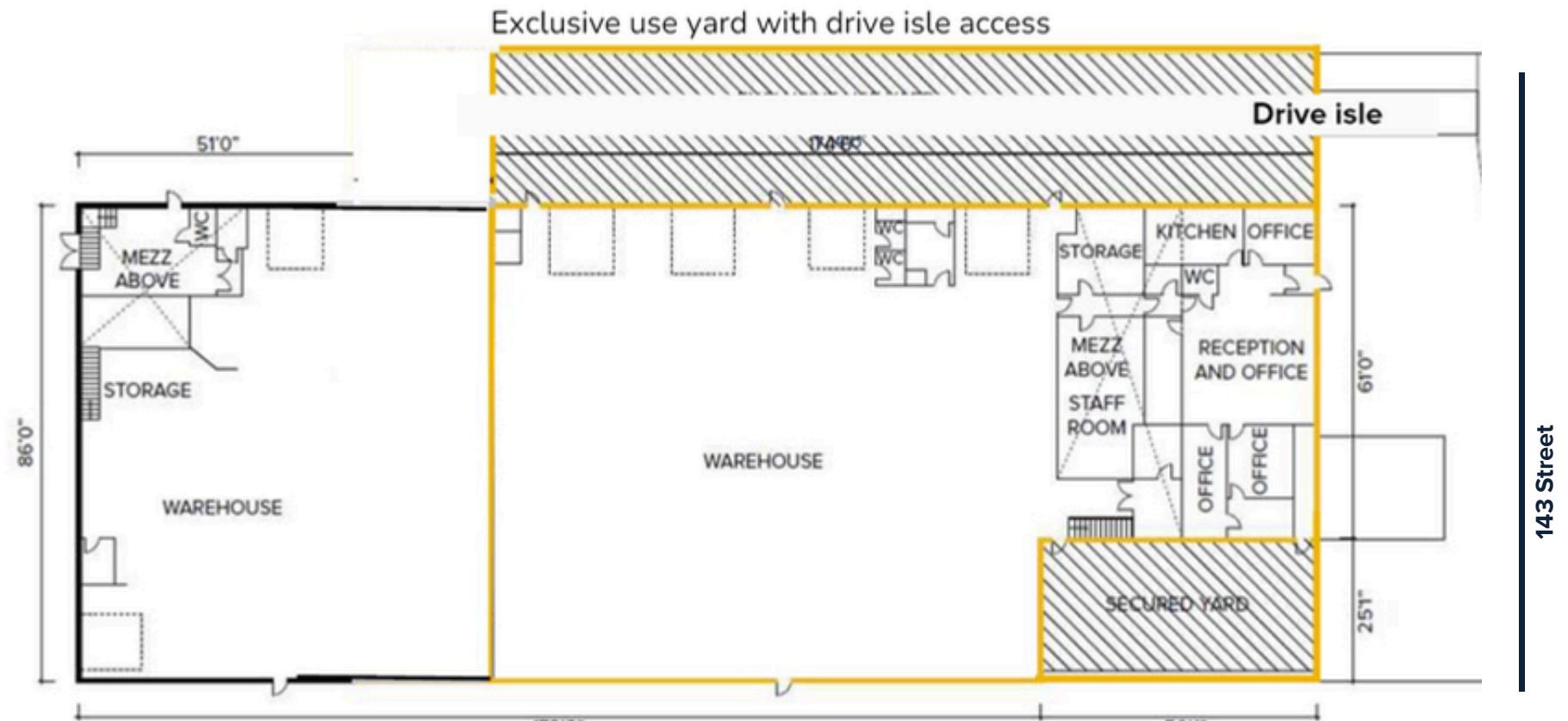


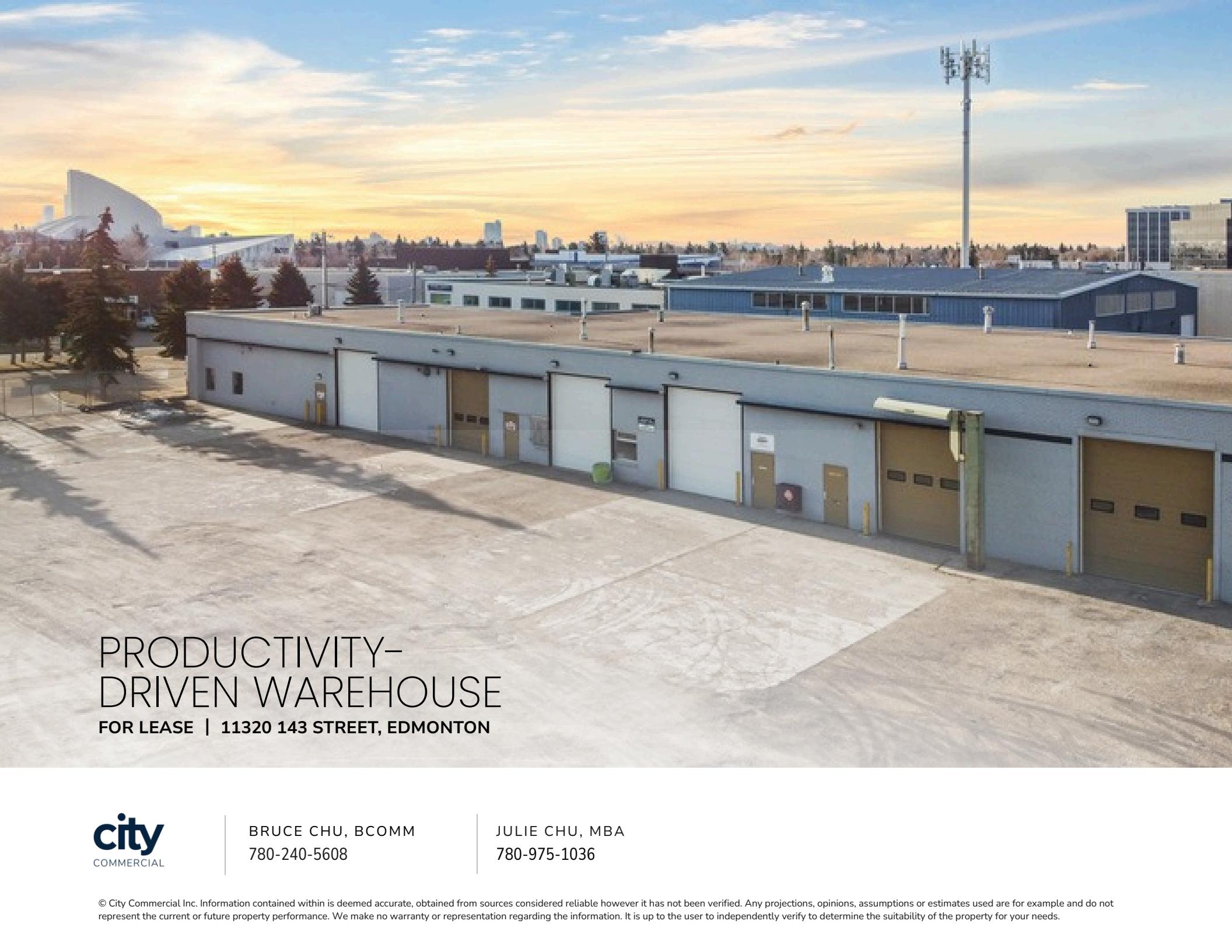
EXCLUSIVE USE PORTION OF YARD (minus drive isle)



SECURE STORAGE AREA

FLOOR PLAN





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