

Showcase Industrial Spaces

11484 - 149th Street
Edmonton, Alberta

±3,057 SF Available Immediately



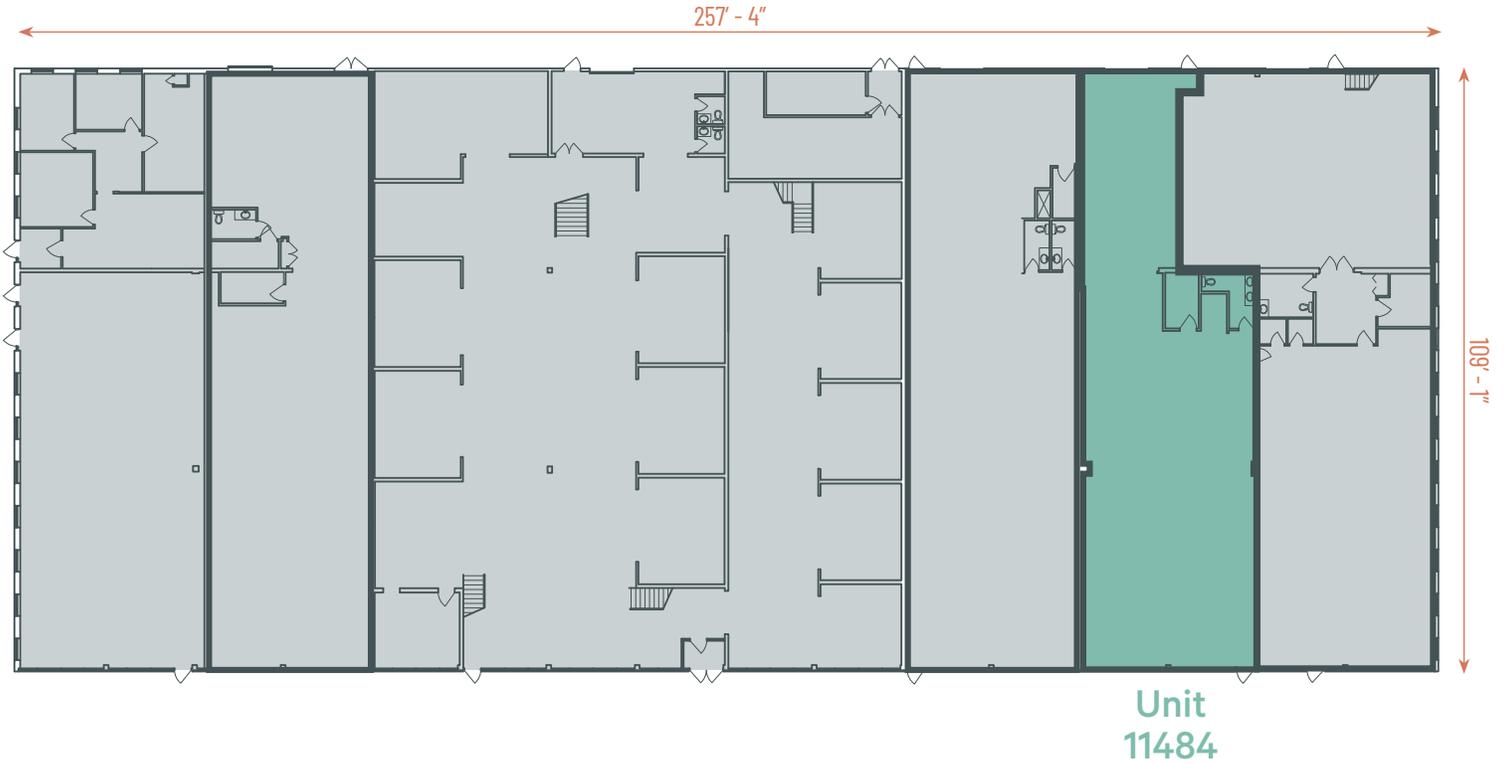
Showcase Warehouse Spaces

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Industrial Warehouse Space

The subject property is located in the Garside Industrial area just fifteen minutes from downtown Edmonton with direct exposure to 149th Street. The location provides easy access to major roadways including 149th Street, Yellowhead Trail, and 118th Avenue. The unit features grade level loading, 19' clear ceiling height, and fibre. Ideal for showroom users. Additional build-out can be accommodated.



Building Information

Legal Address	Plan RN51; Lot 6
Zoning	BE - Business Industrial
Column Spacing	31'
Ceiling Height	19' clear
Fibre	Yes
Op Costs (2025)	\$4.69 per sq. ft. / annum
Lease Rate	\$12.00 per sq. ft. / annum
Available	Immediately

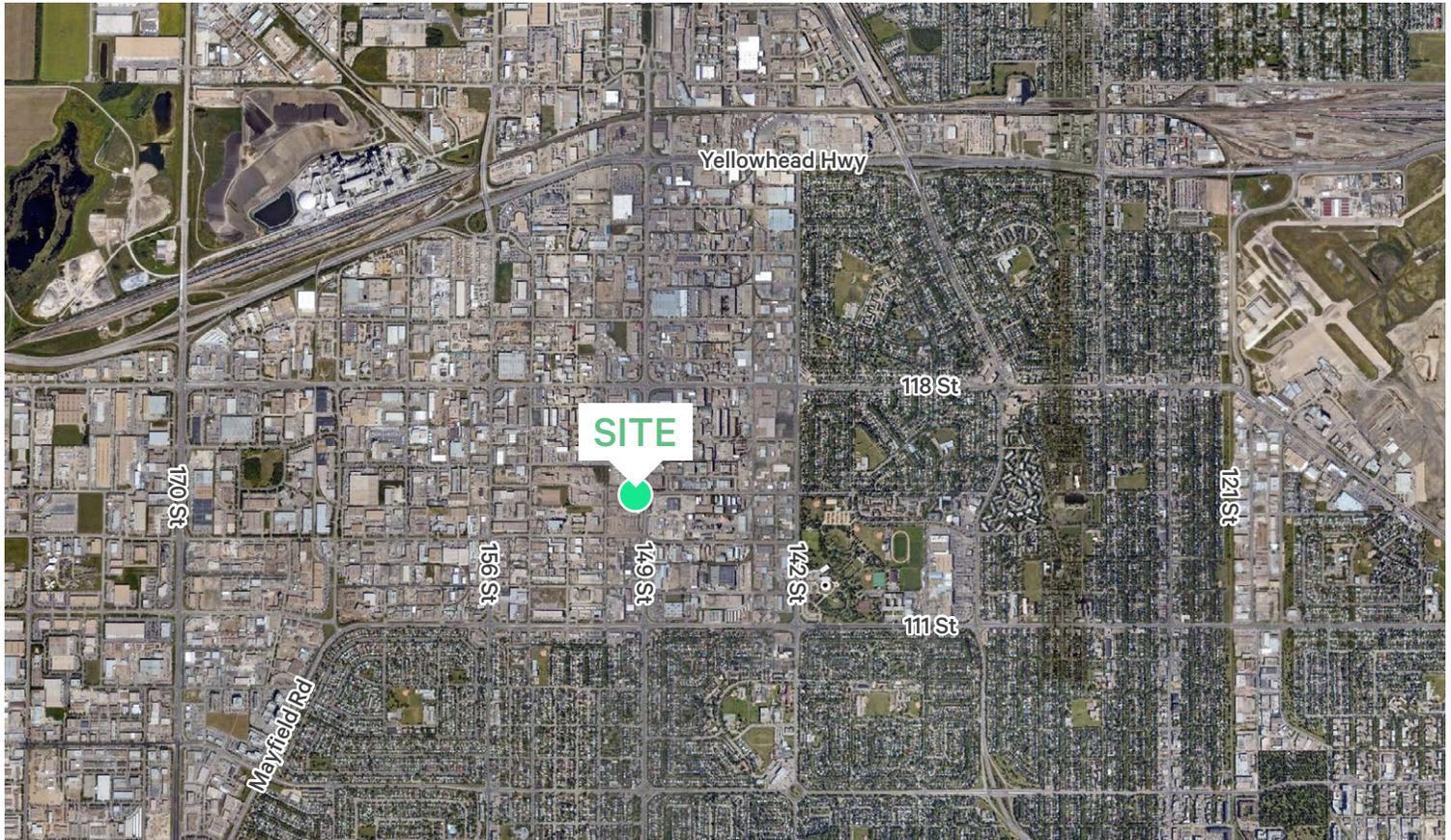
Unit 11484

Available Area	3,057 sq. ft. (raw space ready for improvements)
Grade Loading	(1) 8' x 10' door
Power	200 amp, 3 phase* *to be confirmed
HVAC	Forced air / RTU throughout
Lighting	LED

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For Lease



Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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