



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



**FOR LEASE**

## WAREHOUSE STORAGE & DISTRIBUTION SPACE

14507 & 14535 - 112 AVENUE EDMONTON | ALBERTA

STARTING AT  
**\$6.50**  
PSF

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. The building has the following highlights:

West: Up to 31,094 SF of simple storage or manufacturing with economical rates to suit Tenant business requirements

- Upgraded T5 lighting, heavy power, sprinkler and security system
- Minimum access to 2 dock loading doors

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

- 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 149<sup>th</sup> Street, 142<sup>nd</sup> Street and 111<sup>th</sup> Avenue
- Operating costs include tenant's gas and power

**Carla Voss**, BA (ADV), CCIM  
Associate | RE/MAX Commercial Capital  
780 818 7118 carla@crealberta.ca

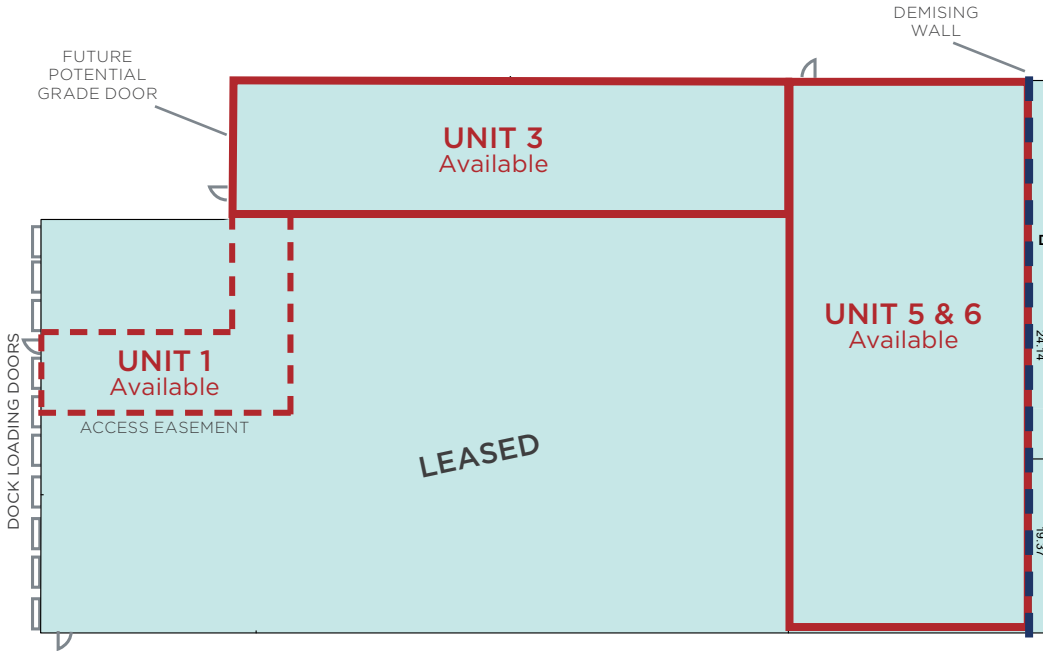


[www.crealberta.ca](http://www.crealberta.ca)



# FOR LEASE | WAREHOUSE STORAGE & DISTRIBUTION SPACE

14535 - 112 AVENUE (WEST) | FLOOR PLAN  
UNITS 1, 3, 5 & 6



AVAILABLE SPACE  
± 11,000 SF UP TO 31,094 SF  
WAREHOUSE

INCLUDES:

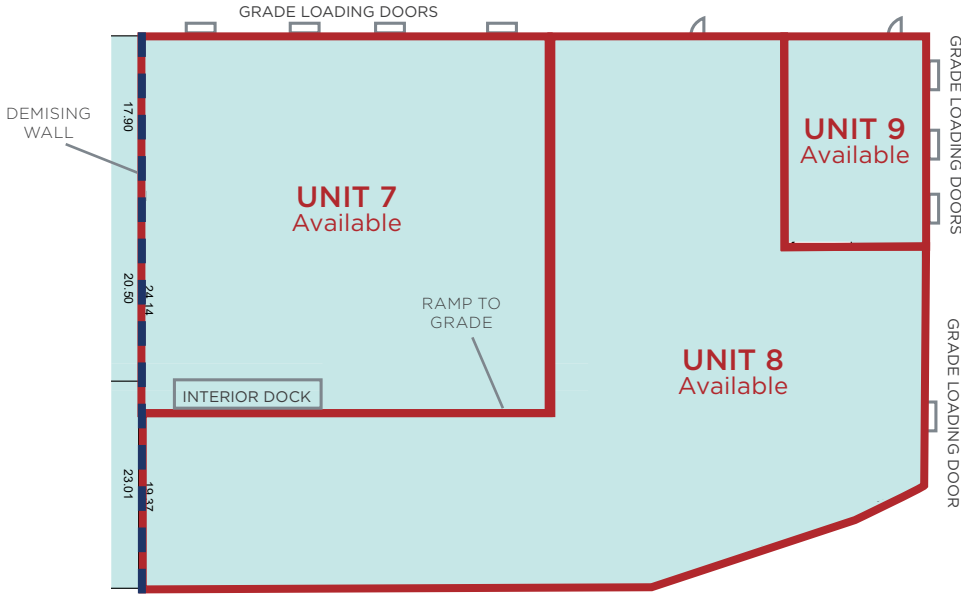
- 1 M/F WASHROOMS
- ACCESS TO 2 DOCK DOORS WITH POTENTIAL OF A GRADE DOOR (TO BE INSTALLED)





# FOR LEASE | WAREHOUSE STORAGE & DISTRIBUTION SPACE

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

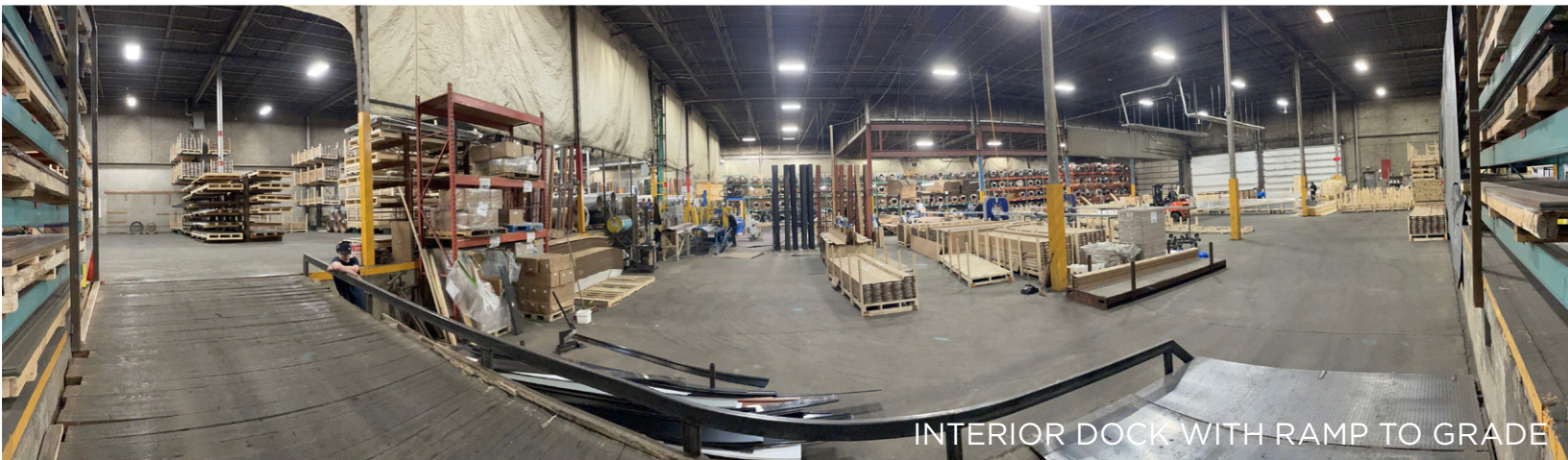


## AVAILABLE SPACE

± 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

<b>Building Size</b>	125,099 SF
<b>Available Space</b>	West: Up to 31,094 SF Available Immediately East: Up to 55,898 SF Available Sept 1, 2025
<b>Construction</b>	Concrete Block
<b>Zoning</b>	IM - <a href="#">Medium Industrial</a>
<b>Power</b>	West: 800 amp, 220 volt, 3 phase (TBC) East: 600 amp, 347/600 volt, 3 phase (TBC)
<b>Lighting</b>	T5 Lighting (auto sensed)
<b>Heating</b>	Forced air heating
<b>Security</b>	Alarm system (to be activated)
<b>Fire Suppression</b>	Yes

## WEST LOCATION

<b>Loading</b>	Units 1, 3, 5, 6 - (2) 8'x8' dock doors
<b>Ceiling</b>	Unit 1 - 11' 7"    Units 3,4,5,6 - 17' 4"
<b>Other</b>	One (1) set of washrooms Office to be built-out as required

## EAST LOCATION

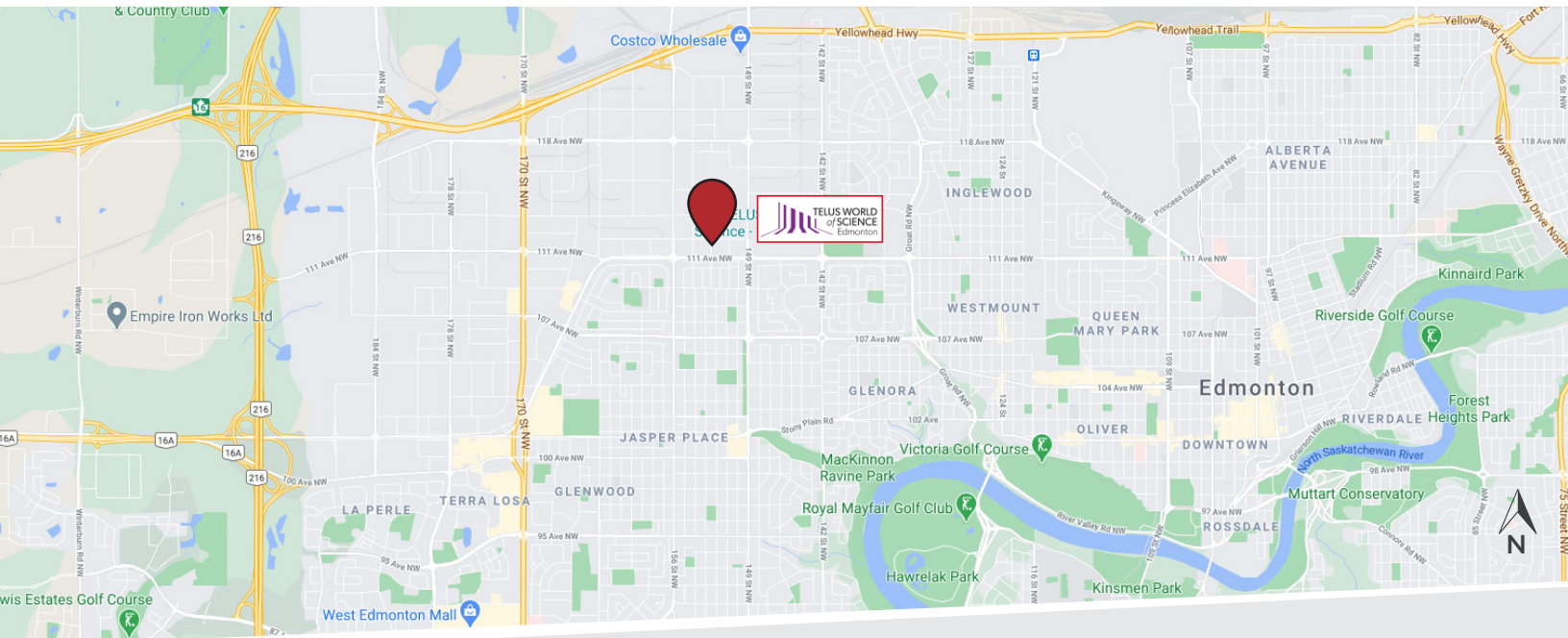
<b>Loading</b>	Unit 7 - (4) 24'w x 18'h w/interior dock Unit 8 - (1) 10'w x 12'h grade Unit 9 - (2) 24'w x 18'h grade (1) 24'w x 14'h grade
<b>Ceiling</b>	Unit 7 - 32' 4" (small portion), 39' (balance) Unit 8 - 23' 4" Unit 9 - 20'
<b>Other</b>	One (1) set of washrooms, office & lunchroom

## FINANCIAL DETAILS

<b>Op Costs (2024)</b>	\$4.05/SF including common area power, gas property insurance, management fees, landscaping/snow removal, maintenance, property taxes and tenant power & gas
<b>Lease Rate</b>	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, long term tenant looking to retrofit and build out offices for longer term(s), 3rd party logistics and any manufacturing requiring heavy power.



**Carla Voss, BA (ADV), CCIM**  
Associate | RE/MAX Commercial Capital  
780 818 7118    carla@crealberta.ca

#302, 10171 Saskatchewan Drive  
Edmonton, AB T6E 4R5  
**780 757 1010**



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.