

Dock Loading Warehouse

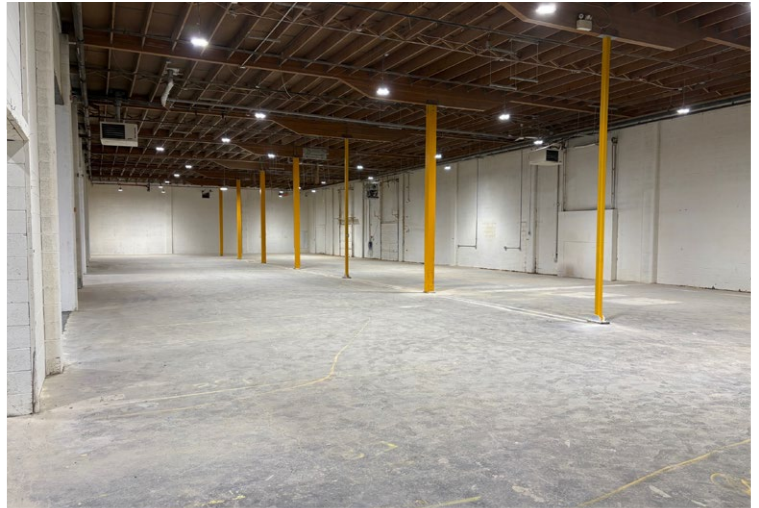
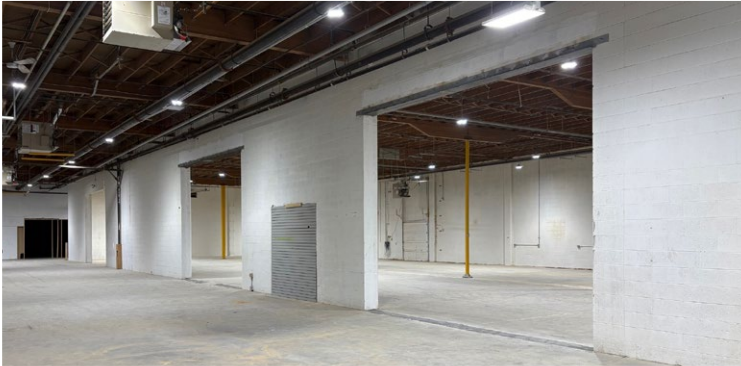
14345 - 123rd Avenue
Edmonton, Alberta
www.cbre.ca

33,103 SF Available Immediately



Dock Loading Warehouse

14345 - 123rd Avenue | Edmonton, Alberta



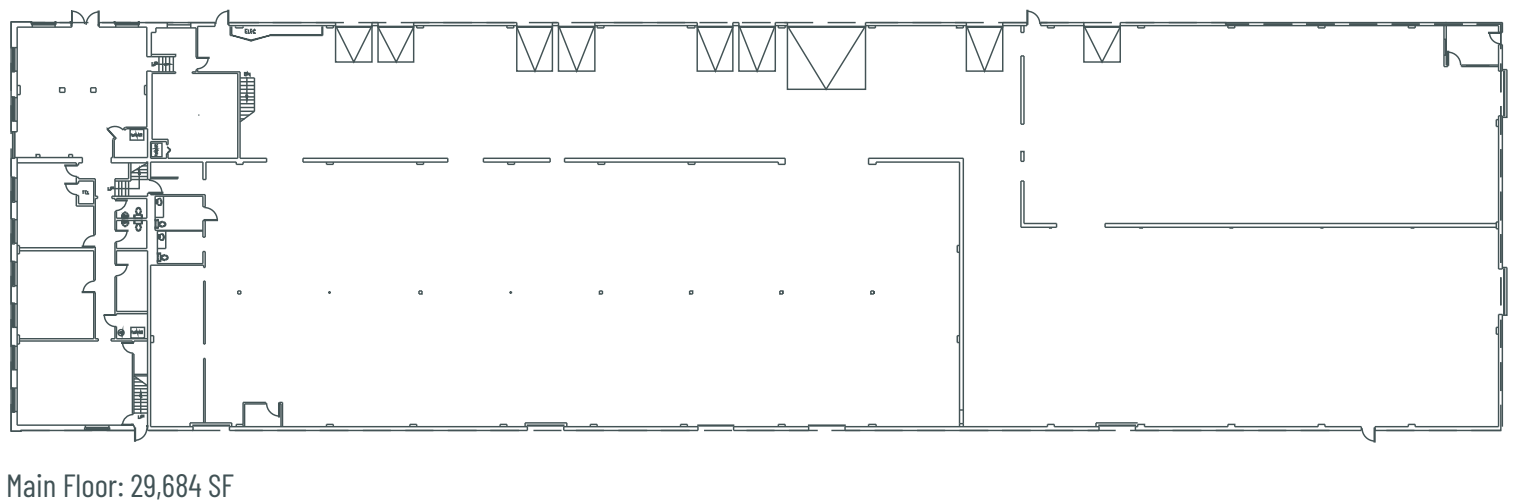
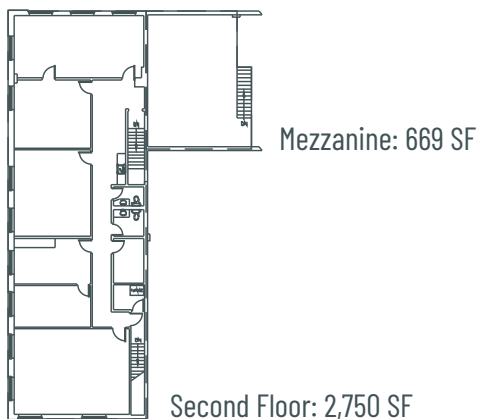
Dock Loading Warehouse

The property is well-located in north Edmonton providing quick access to 118th Avenue, Yellowhead Trail, and Anthony Henday Drive. The unit features nine dock loading doors of various sizes, 17' clear ceilings, and LED lighting ideal for warehousing and building supply users. Operating costs include power.

Legal Address	Plan 1121147; Block 4; Lot 28		
Zoning	BE - Business Employment		
Year Built	1975; addition in 1996		
Available Area	Main Floor:	29,684 sq. ft.	
	Second Floor:	2,750 sq. ft.	
	Mezzanine:	669 sq. ft.	
	Total:	33,103 sq. ft.	
Dock Loading	(3) 8' x 8' dock (5) 8' x 10' dock; (3) with levelers (1) 17' x 14' dock		
Construction	Concrete block		
Ceiling Height	17' clear		

Power	800 amp, 347/600 volt, 3-phase, 4-wire <i>*To be confirmed</i>
Heating	Forced air overhead unit heaters
Parking	Surface
Lighting	LED
Sprinklers	Yes
Op Costs (2026)	\$7.33 per sq. ft. / annum (includes power)
Lease Rate	\$7.25 per sq. ft. / annum
Available	Immediately

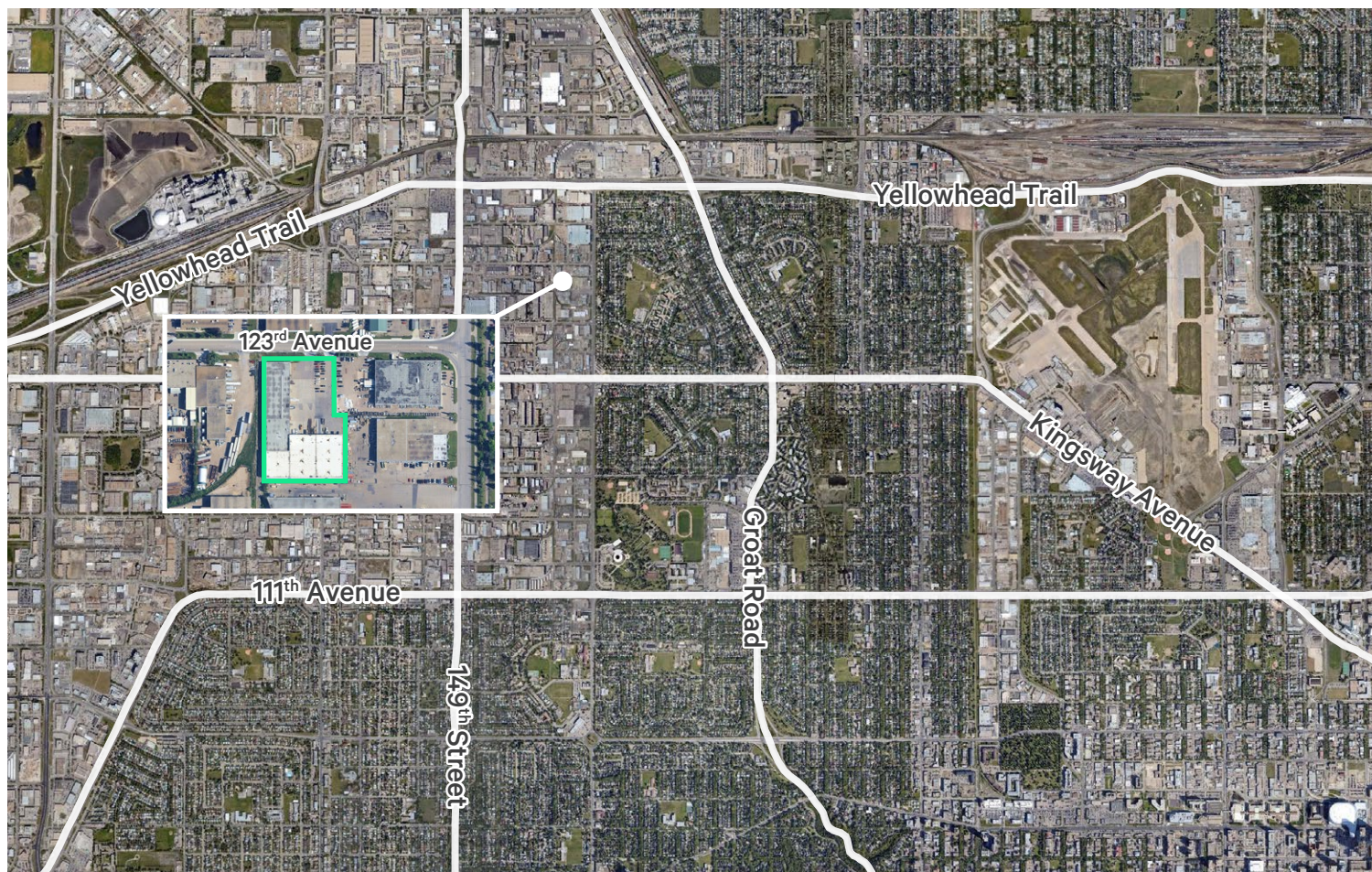
Floor Plan



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For Lease



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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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