

FOR LEASE

±5,850 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



11523 120 Street NW, Edmonton, AB

KINGSWAY WAREHOUSE W/ BUILT-OUT OFFICE

Property Highlights

- Convenient access to Yellowhead Trail, major transportation routes, and public transit.
- Ample turning radius for easy loading and deliveries
- Open layout with warehouse and premium office mix
- Central Air Conditioning
- Secure Storage
- Dock and grade loading



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

Kingsway Warehouse with Fully built-out office

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Kingsway Warehouse with Fully built-out office

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Demographics within 5KM



POPULATION
194,757


HOUSEHOLDS
90,633


MEDIAN AGE
38


AVG HH INCOME
\$87,161


TOTAL CONSUMER SPENDING
\$755K


TRAFFIC VOLUME
39,779
KINGSWAY & 120



FOR LEASE

Kingsway Warehouse with Fully built-out office

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Property Information

Municipal Address: 11523 120 Street NW, Edmonton, AB

Legal Address: Plan 1276HW Blk 195 Lot A

Size: ±5,850 Sq. Ft

Zoning: [IM \(Medium Industrial\)](#) 

Parking: On-site parking

Power: 200 Amps, 280 V, Phase 3

Heating: Forced air and overhead unit heaters
Central Air Conditioning

Ceiling Height: 18'

Loading: 1 Grade loading 1 Dock Loading

Possession: Immediate/negotiable

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Lease Rate: \$11.00/Sq. Ft.

Op Costs: \$2.75/Sq. Ft.

Contact

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