



**CUSHMAN &
WAKEFIELD**

FOR LEASE

McKenzie IV

11011 - 174 Street, Edmonton, AB

LAST REMAINING BAY



10,537 Sq. Ft. Available

Property Highlights

- High-end showroom building, complete with retail style glazing and entry
- Retail level parking/185 stalls
- Access to all major transportation routes such as Anthony Henday Drive and Yellowhead Trail with visibility to 170 Street
- Located in the center of the new luxury car dealership area
- Generous truck court depths to provide easy truck movement throughout the site
- Unsurpassed quality showroom and warehouse facility
- Pylon signage



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Property Highlights

Legal Description	Plan 0126189, Block 1, Lot 11
Site Size	7.51 acres
Total Bldg. Sq. Ft.	134,020 sq. ft.
Available Sq. Ft.	10,537 sq. ft.
Zoning	IB - Business Industrial
Bay Size	55' x 200' in depth
Site Coverage	42%
Parking	185 stalls
Ceiling Height	30' clear
Concrete Slab	7"
Roof System	EPDM
Sprinkler System	Early Supression Fast Response (ESFR)
Loading	Three (3) dock loading - 9' x 10'
Column Grid	55' x 46'
Asking Rate	Market
2017 Operating Expenses	\$3.77 per sq. ft.

Photos



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Site Plan



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Aerial



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