

LEASE/SALE

**69,709 SF
BUILDING
ON ±3.61 ACRES**

14760 116 Avenue NW
EDMONTON, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
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14760 116 AVE NW

EDMONTON, AB

PROPERTY TYPE
Single Tenant Warehouse

LEGAL DESCRIPTION
PENDING SUBDIVISION
A PORTION OF LOT 13D,
BLOCK 8, PLAN 0022266

MUNICIPAL ADDRESS
14760 116 Avenue NW,
Edmonton, AB

ZONING
IM - Medium Industrial

SITE SIZE / ALLOCATION
±3.61 Acres (TBC)

AVAILABLE SIZES
69,709 SF

SITE COVERAGE RATIO
44.46%

SITE

LOADING DOOR
CONFIGURATION
(12) Dock Loading Doors
(8'x10', 10'x10', 12'x10')
with (1) Ramp to Grade
(12'x12')

CLEAR HEIGHT
20' Clear

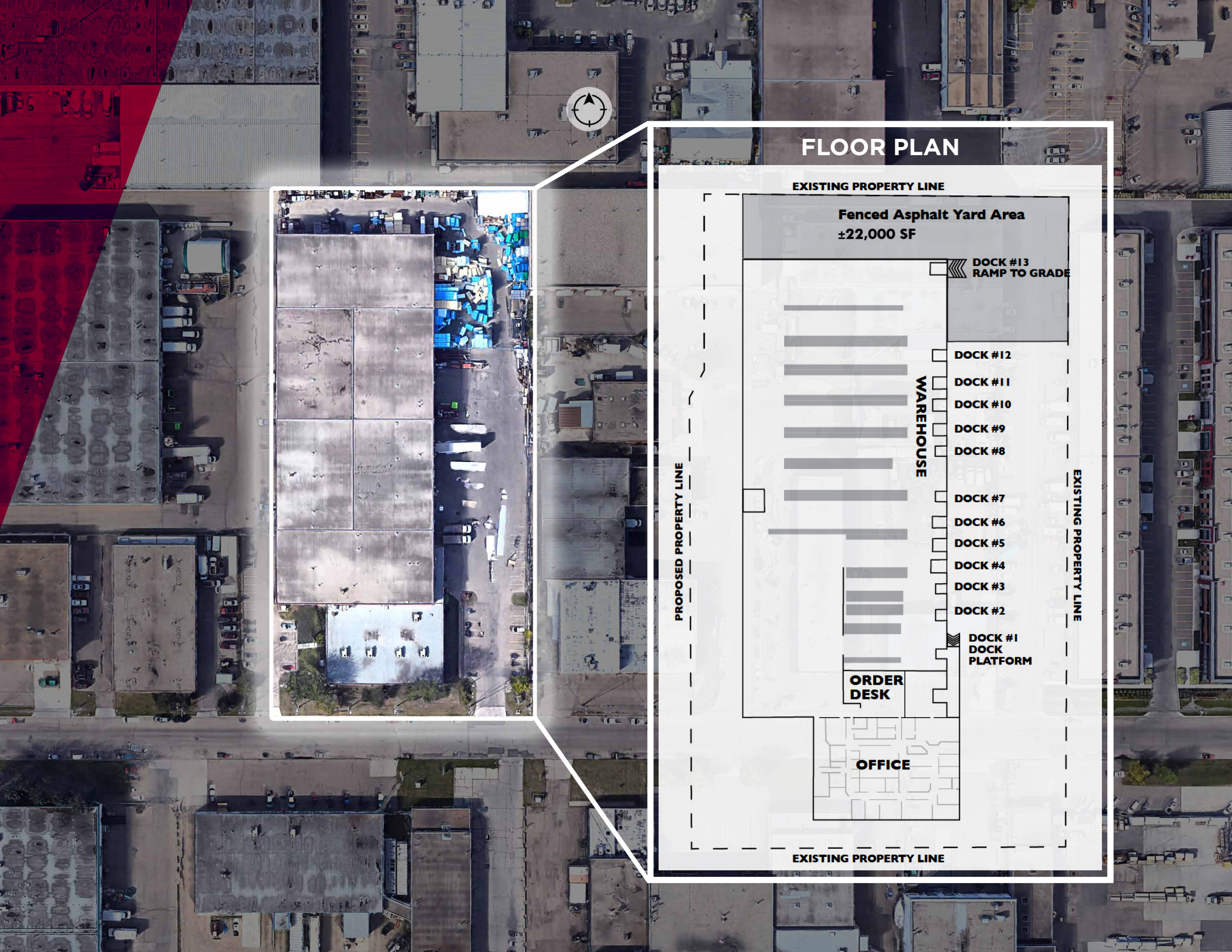
TI ALLOWANCE
\$4.00 per SF

LEASE RATE
\$7.25 per SF

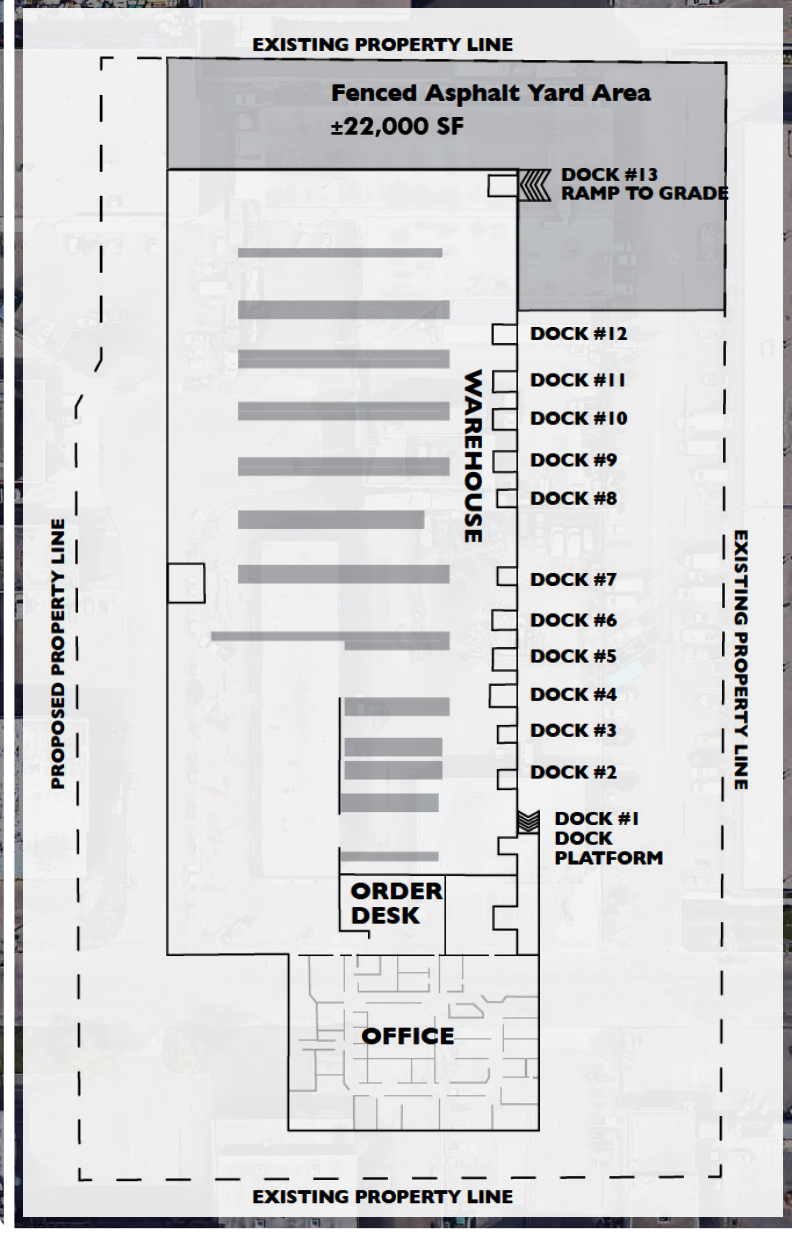
OPERATING COSTS
\$2.18 per SF (2019)

Tenant responsible for own utilities





FLOOR PLAN





YARD

LOADING AREA



SITE

LOCATOR MAP

cwedm.com



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