

ALBERTA PARK I
16122 114 AVENUE | EDMONTON | AB

FUNCTIONAL GRADE
LOADING BAY

FULL FEE TO OUTSIDE AGENTS



YARD
AVAILABLE



NEWLY IMPROVED



INSTITUTIONALLY
MANAGED

HIGHLIGHTS

- **6,625 SF VACANCY WITH YARD OPTION AVAILABLE**
- Approximately 50/50 office to warehouse layout, high end finishes
- Three grade loading doors in the shop
- Exposure to 114 Avenue with close proximity to Yellowhead Highway
- Owned and managed by Dream Industrial Management Corp

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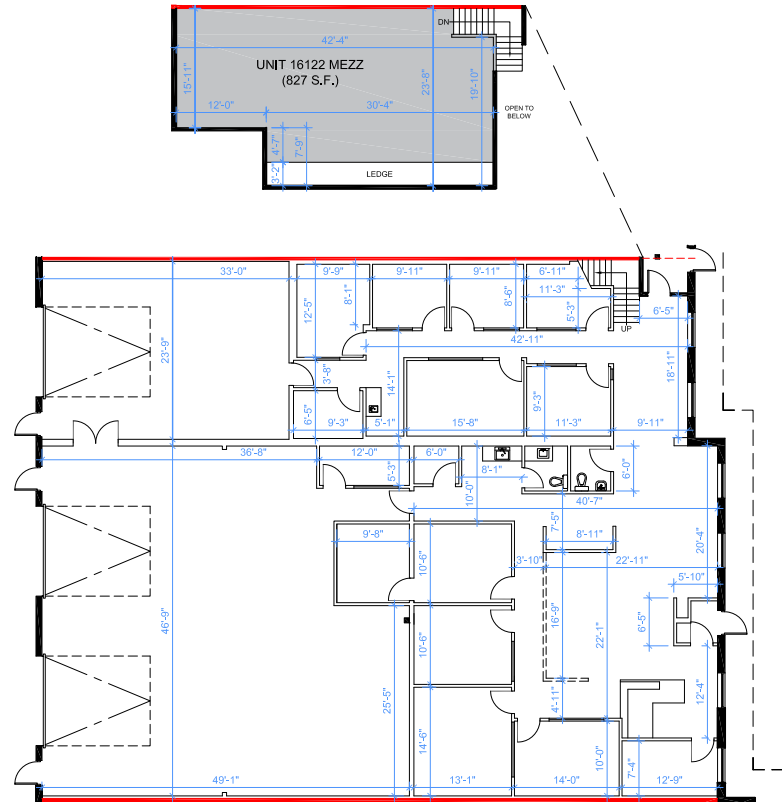


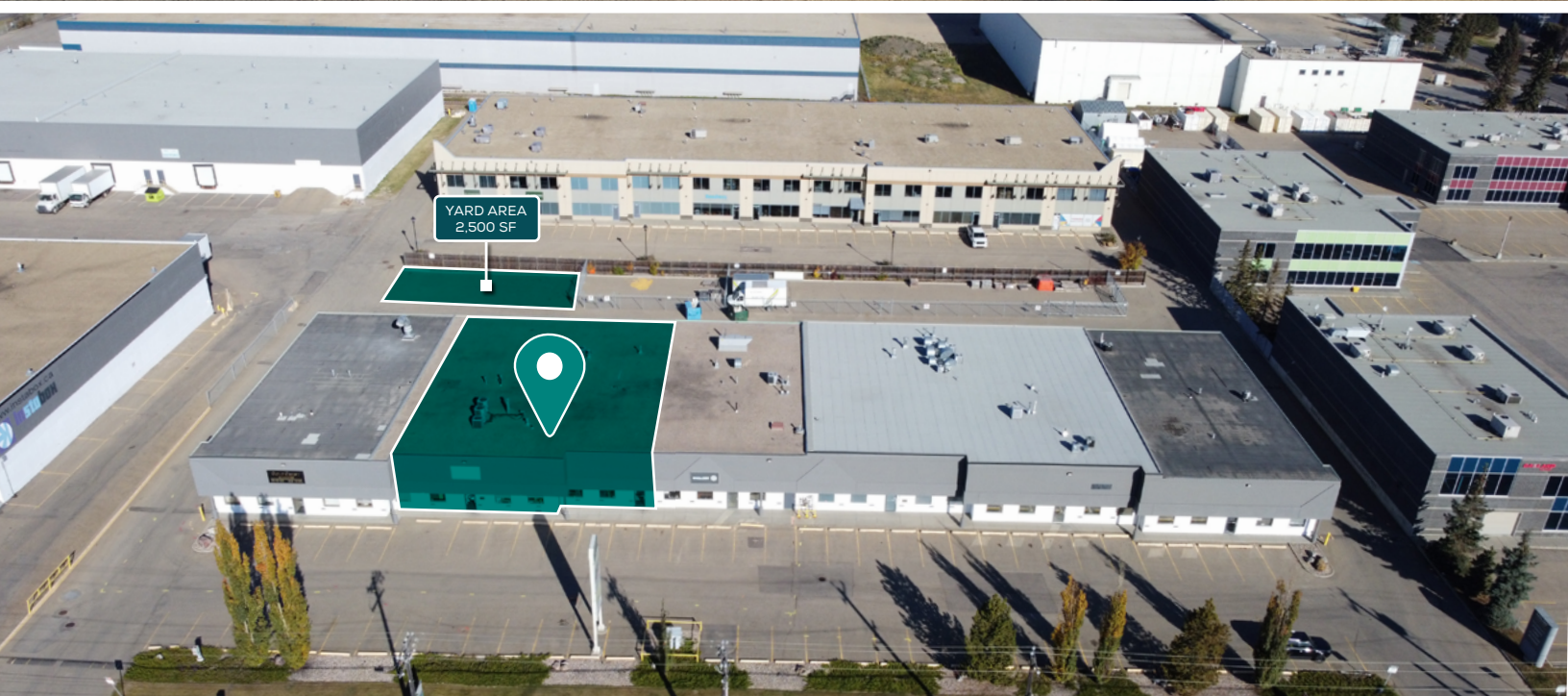
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FEATURES

- **Municipal:** 16122 114 Avenue, Edmonton, AB
- **Zoning:** [IM \(Medium Industrial\)](#)
- **Basic Rent:** \$9.50 PSF
- **Op Costs:** \$5.63 PSF (2024 Estimate)
Includes property taxes, building insurance, common area maintenance, and management fees. Utilities not included.
- **Yard Rent:** \$1.00 PSF
- **Vacancy:** 3,543 SF - Office
3,082 SF - Warehouse
6,625 SF - Total
- **Yard Area:** 2,500 SF (Potential For More)
- **Available:** May 1, 2024
- **Year Built:** 1972
- **HVAC:** Forced air
- **Ceiling:** 17'2" to u/s Beam
18'9" to u/s Joist
20'0" to u/s Deck
- **Loading:** Three (3) 12' x 14' Grade Door
- **Power:** TBC
- **Internet:** Fibre Optic Available
- **Lighting:** LED
- **Parking:** Scramble
- **Signage:** Fascia & Pylon
- **Tenant Mix:** Englobe, Gold Crest Kitchens, LOF Defence Systems, etc.

MAIN FLOOR





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**INDUSTRIAL
FOR LEASE**

FUNCTIONAL GRADE
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