

YELLOWHEAD WEST INDUSTRIAL BAYS

14445 YELLOWHEAD TRAIL | EDMONTON | AB

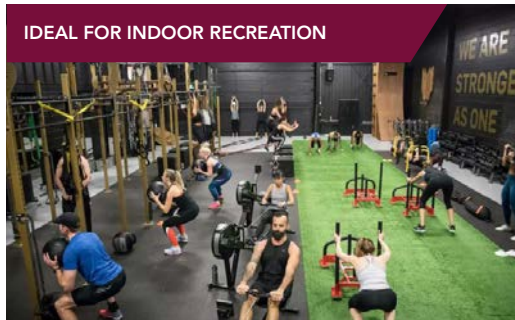
Omada
COMMERCIAL



IDEAL FOR WAREHOUSE STORAGE



IDEAL FOR INDOOR RECREATION



IDEAL FOR BUILDING SUPPLIES



FOR LEASE

NEWLY CONSTRUCTED
WAREHOUSE SPACE

HIGHLIGHTS

- **8,920 SF UP TO 17,840 SF FOR LEASE AVAILABLE IMMEDIATELY**
- Newly constructed warehouse in Dominion Industrial
- High exposure location on Yellowhead Trail with visibility to 69,700 vehicles per day
- Impressive 29' clear ceilings, excellent for racking
- Easily accessible off Yellowhead Trail with quick access to St. Albert Trail, Anthony Henday Drive and greater northwest Edmonton

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FEATURES

- **Bay Sizes:** 8,920 SF - 17,840 SF
- **Site Area:** 1.95 AC
- **Basic Rent:** \$8.00 PSF
- **Op. Costs:** \$4.01 PSF (2019 est.)
- **Municipal:** 14445 Yellowhead Trail, Edmonton AB
- **Available:** Immediately
- **Legal:** Plan 1621257, Block 6, Lot 29
- **Area:** Dominion Industrial
- **Access:** Yellowhead Trail
- **Zoning:** IB (Industrial Business Zone)
- **Built:** 2016
- **Construction:** Concrete precast
- **Ceiling:** 29' Clear
- **Loading:** Two (2) 10' x 12' Grade OH Doors
Two (2) 16' x 16' Grade OH Doors
- **HVAC:** Forced Air
- **Power:** 200 Amp, 600 Volt, 3-Phase (TBC)
- **Lighting:** T5H0
- **Parking:** 38 stalls on site
- **Signage:** Fascia



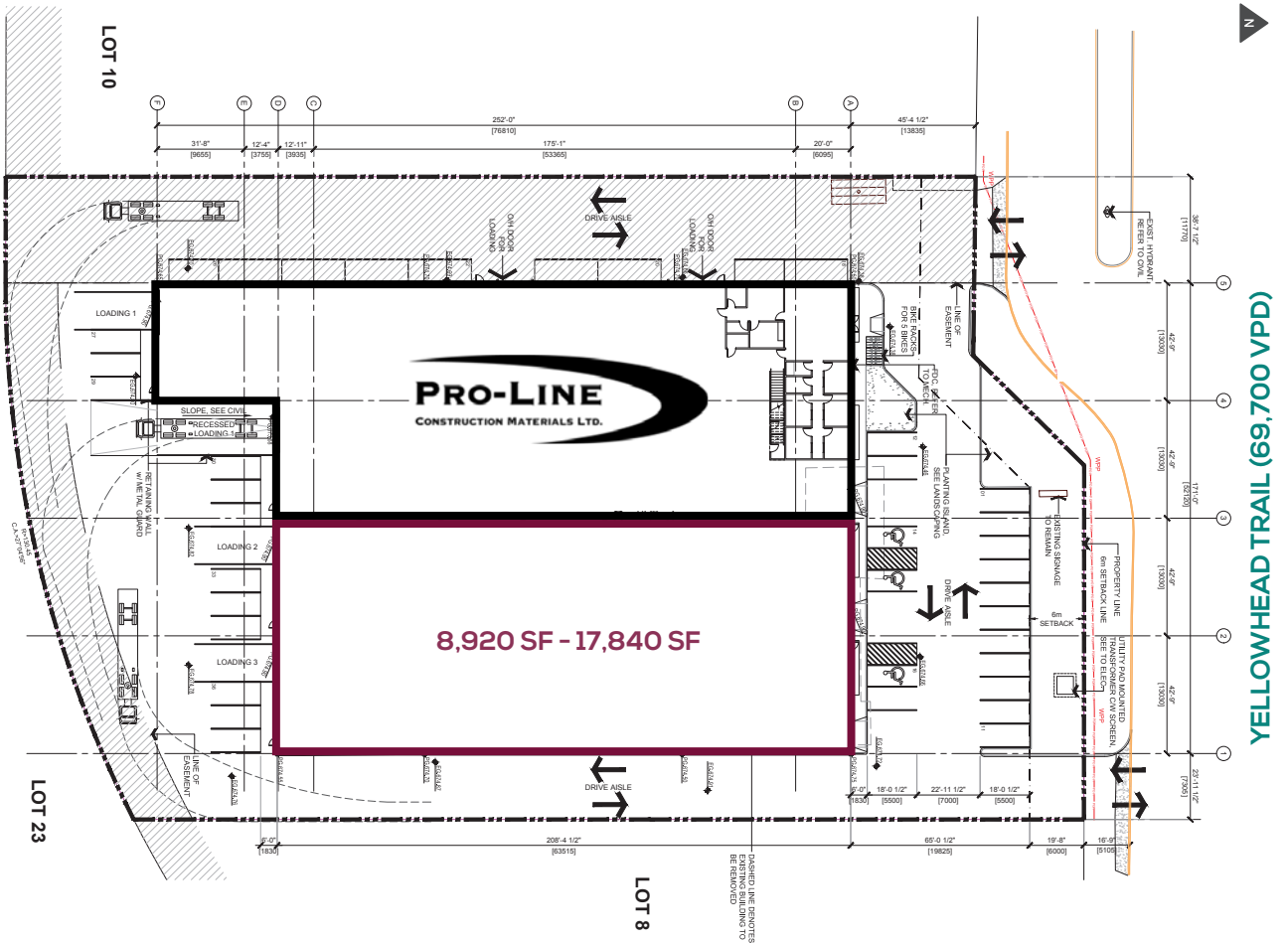
29' CLEAR CEILINGS



PAVED AND FENCED SITE



DRIVE-THROUGH BAYS





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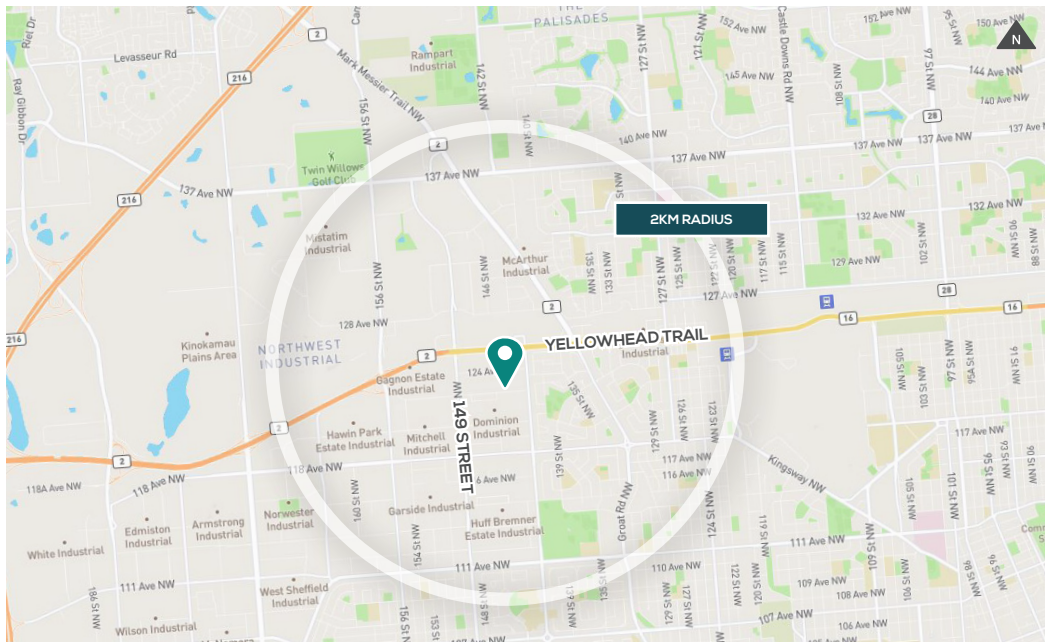
OPPORTUNITY

BUILT IN 2016 TO CLASS A INDUSTRIAL STANDARDS, THIS FACILITY WAS CONSTRUCTED TO A CLEAR HEIGHT OF 29 FEET TO MAXIMIZE STORAGE AND RACKING CAPABILITIES.

Tenants in this space will have prime exposure to extensive drive by traffic on one of Edmonton's most utilized freeways. Yellowhead Trail / Trans-Canada Highway 16 is also the connector route to Alberta's western and eastern borders, heavily utilized by logistics and transportation entities across Canada.

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DEMOGRAPHICS (2KM RADIUS)



- 11,222 residents
- **12,583 DAYTIME POPULATION**
- 4.6% Growth (2014-2019)
- 1.3% projected growth (2019-2024)



- average household income of \$100,685
- 27.5% of households earn \$60,000 to \$100,000
- **42.9% OF HOUSEHOLDS EARN MORE THAN \$100,000**



- 0-19 yrs = 21.9%
- **20-39 YRS = 30.4%**
- 0-59 yrs = 28.6%
- 60+ yrs = 19.1%



- 41,200 VPD on St. Albert Trail
- **69,700 VPD ON YELLOWHEAD TRAIL**

FOR LEASE

NEWLY CONSTRUCTED WAREHOUSE SPACE

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