

# FOR LEASE

## YELLOWHEAD & GRETZKY INDUSTRIAL BAY

12321 Mount Lawn Road NW, Edmonton, AB



### HIGHLIGHTS

- 14,500 - 18,500 sq ft ± newly renovated, demisable warehouse bay available
- Up to 0.74 acre ± of secured/lit, compacted gravel rear yard space with cameras available
- Rear 14,500 sq ft has 20ft ceilings with 2 - 14' x 16' grade level OH doors
- Front 4,000 sq ft has 13ft ceilings with 2 cross-dock compatible dock level doors (grade level door possible)
- Excellent strategic location adjacent to major arteries, servicing all quadrants of the City
- Direct exposure and unobstructed sightlines from Yellowhead Trail, Gretzky Dr. and Fort Road (approximately 65,000 VPD)
- Serviced by public transit including LRT

### CONTACTS

#### SCOTT ENDRES

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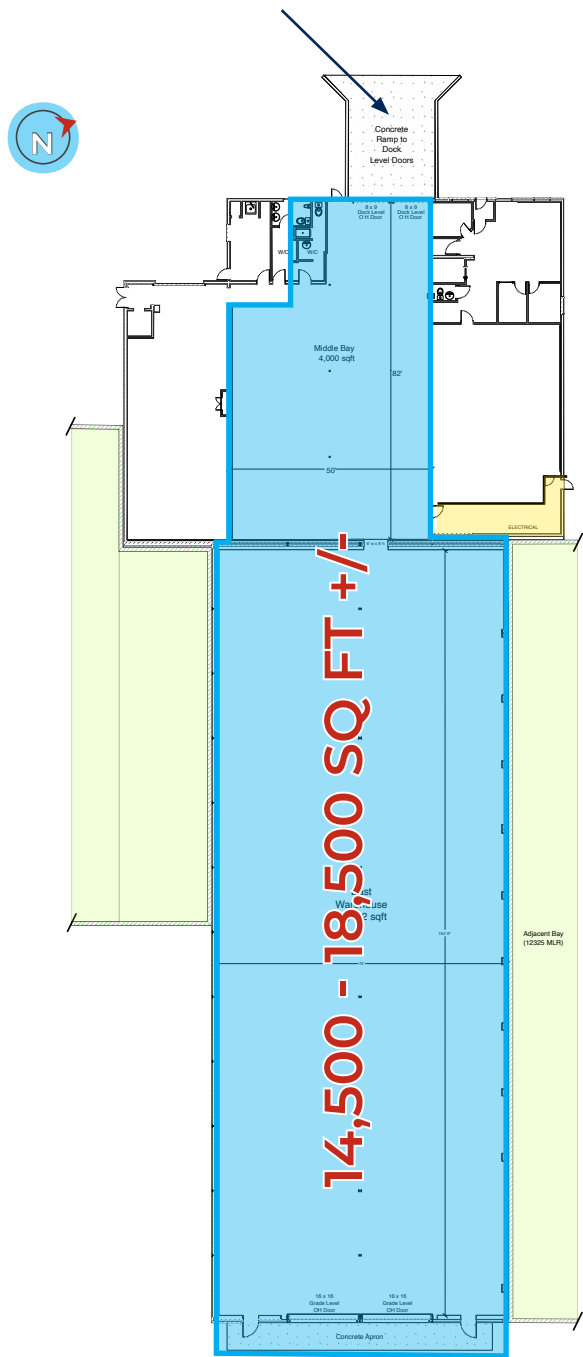
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# Site Plan | Yellowhead & Gretzky Industrial Building For Lease

Ramp can be filled in and grade level door installed



## PROPERTY INFORMATION

MUNICIPAL ADDRESS	12321 Mount Lawn Road, Edmonton, Alberta
LEGAL DESCRIPTION	Plan: 6056MC; Block: B; Lots: 1A & 1C
ZONING	IH (Heavy Industrial)
BUILDING SIZE	14,500 - 18,500 sq ft ±
SITE SIZE	0.74 Acres ± (negotiable)
LOADING	(2) 8' x 9' Dock (12' x 12' grade level possible) (2) 14" x 16" grade level
POWER	480 volt, 200 amp (additional available)
HEATING	Forced air
CEILING HEIGHT	13' and 20' clear

## FINANCIALS

### LEASE RATES

BUILDING	\$7.90/sq ft
YARD	\$1.75/sq ft
OPERATING COSTS	\$3.95/sq ft



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# FOR LEASE | 14,500 - 18,500 sq ft - 12321 Mount Lawn Road



MOUNT LAWN ROAD

Rear Centre Bay  
4,000 sq ft ±

Front Centre Bay  
14,500 sq ft ±

Lands  
0.74 acres ±

Rear Yard Access

Rear Yard Access

Gate

LEASED

LEASED

LEASED

LEASED

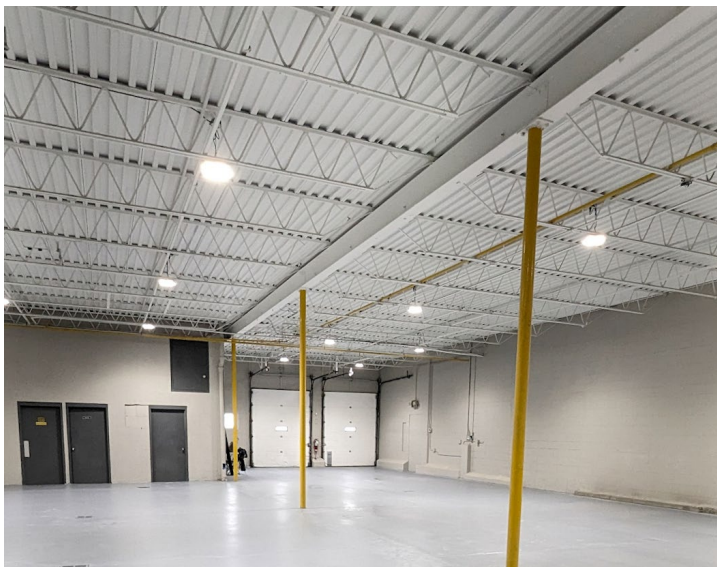
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Rear Yard Access

Gate

YELLOWHEAD TRAIL

## PHOTOS



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# Property Location | Yellowhead & Gretzky Industrial Building For Lease

**LOCATED** just off Yellowhead Trail. Provides strategic benefits, including excellent exposure, close proximity to all amenities, access to major transport routes including Yellowhead Trail, Fort Road & Anthony Henday.



*Quality Based on **Results**, Not **Promises**.*

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