

# 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) 16' x 16' grade level OH doors
- Front 4,000 sq ft has 13ft ceilings with 2 cross-dock compatible dock level doors
- 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

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com

#### JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com



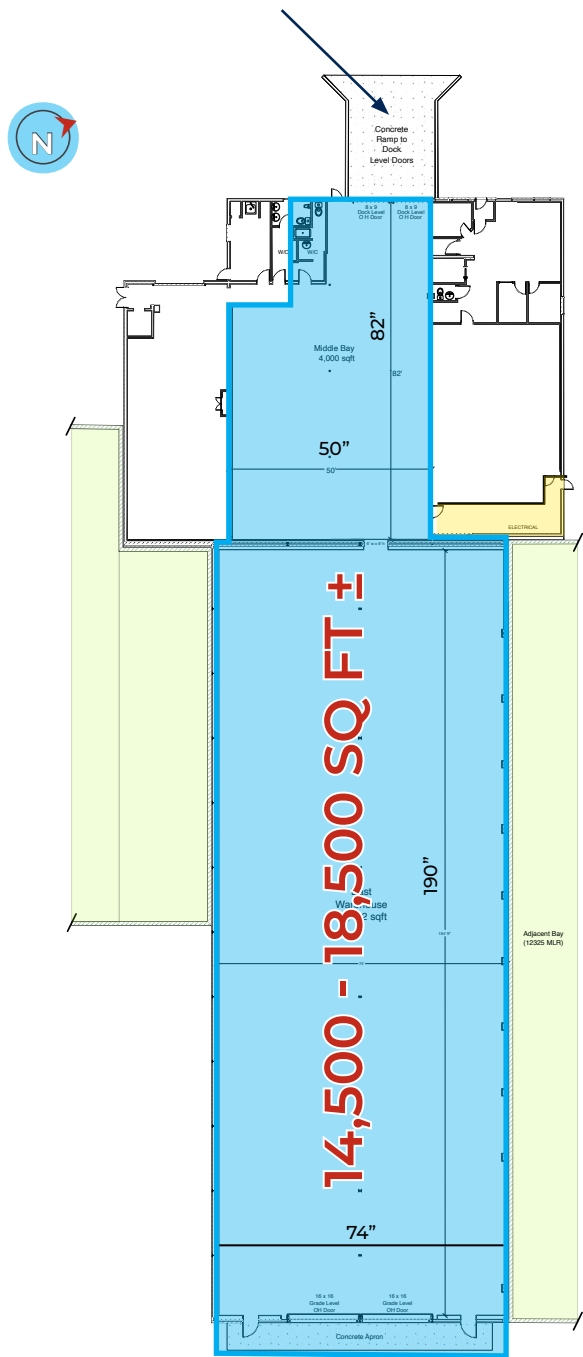
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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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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,<br>Edmonton, Alberta   |
| LEGAL DESCRIPTION | Plan: 6056MC; Block: B; Lots: 1A & 1C         |
| ZONING            | IH ( <a href="#">Heavy Industrial</a> )       |
| BUILDING SIZE     | 14,500 - 18,500 sq ft ±                       |
| SITE SIZE         | 0.74 Acres ± (negotiable)                     |
| LOADING           | (2) 8' x 9' Dock<br>(2) 16' x 16' grade level |
| POWER             | 480 volt, 200 amp (additional<br>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

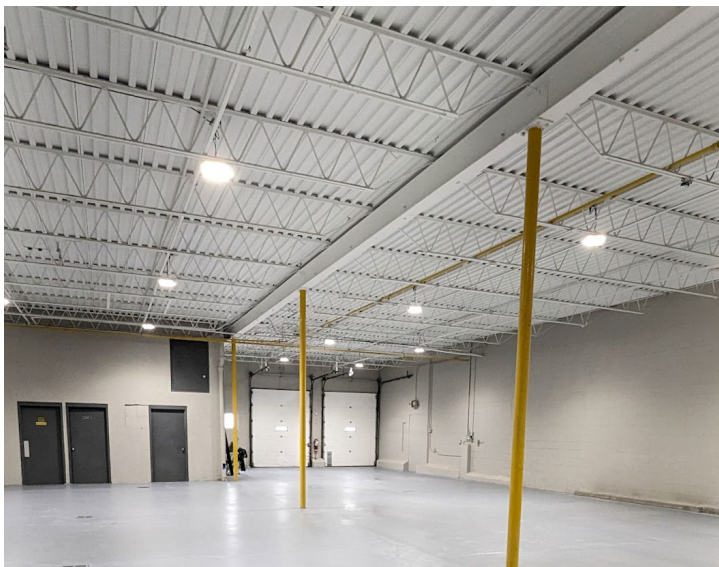
Gate

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**.*

## Contact Us For More Information



### SCOTT ENDRES

Partner, Broker

**C** 780.720.6541

**T** 780.423.7588

scott@royalparkrealty.com



### JOEL WOLSKI

Director, Associate

**C** 780.904.5630

**T** 780.423.7599

joel@royalparkrealty.com



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