

# FOR LEASE

## YELLOWHEAD & GRETZKY INDUSTRIAL WAREHOUSE

12321 Mount Lawn Road NW, Edmonton, AB



### HIGHLIGHTS

- 14,500 - 23,000 sq ft ± newly renovated, demisable warehouse bay available
- Can be renovated to suit
- Up to 0.70 - 1.44 acres ± of secured/lit, compacted gravel yard space available
- Rear 14,500 sq ft has 20ft ceilings with two 16' x 16' grade level OH doors
- Front 4,000 - 8,500 sq ft has 13 ft ceilings with two cross-dock compatible dock level doors and one 12' x 12' grade level OH door
- 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

#### SCOTT ENDRES

Partner, Broker  
C 780.720.6541  
scott@royalparkrealty.com

#### JOEL WOLSKI

Director, Associate  
C 780.904.5630  
joel@royalparkrealty.com

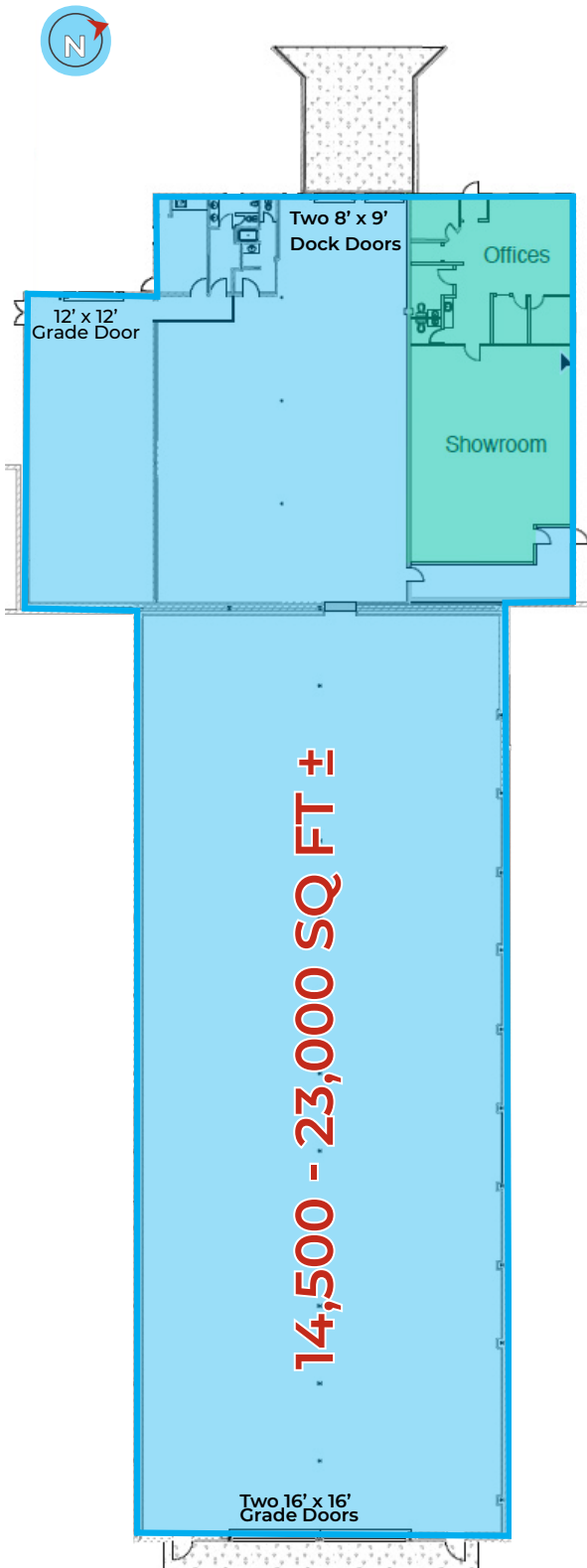


ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

# Site Plan | Yellowhead & Gretzky Industrial Warehouse For Lease



## Property Details & Financials

MUNICIPAL ADDRESS	12321 Mount Lawn Road, Edmonton, Alberta
LEGAL DESCRIPTION	Plan: 6056MC; Block: B; Lots: 1A & 1C
ZONING	IH ( <a href="#">Heavy Industrial</a> )
BUILDING SIZE	14,500 - 23,000 sq ft ±
SITE SIZE	0.70 - 1.44 Acres ± (negotiable)
LOADING	(2) 8' x 9' Dock (2) 16' x 16' grade level
POWER	480 volt, 200 amp (additional available)
HEATING	Forced air
CEILING HEIGHT	13' and 20' clear
<b>LEASE RATES</b>	
BUILDING	<b>\$7.90/sq ft</b>
YARD	\$1.75/sq ft
OPERATING COSTS	\$4.40/sq ft (plus utilities)

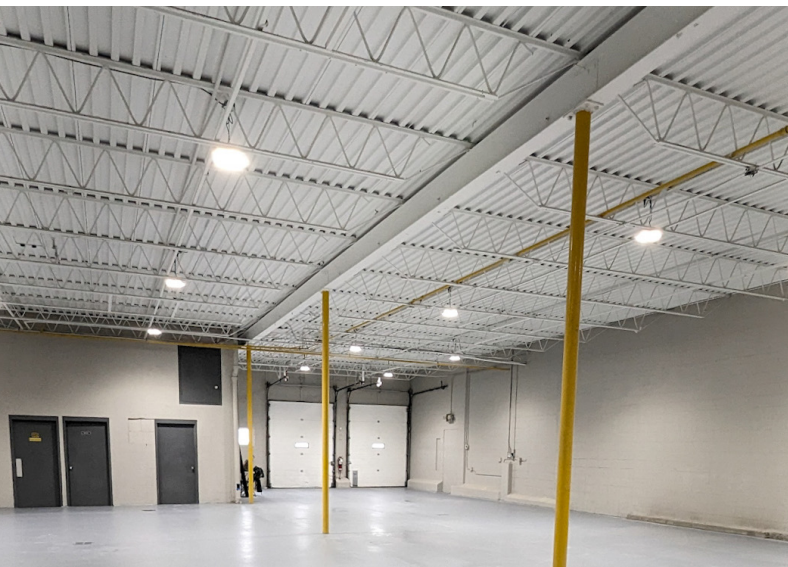
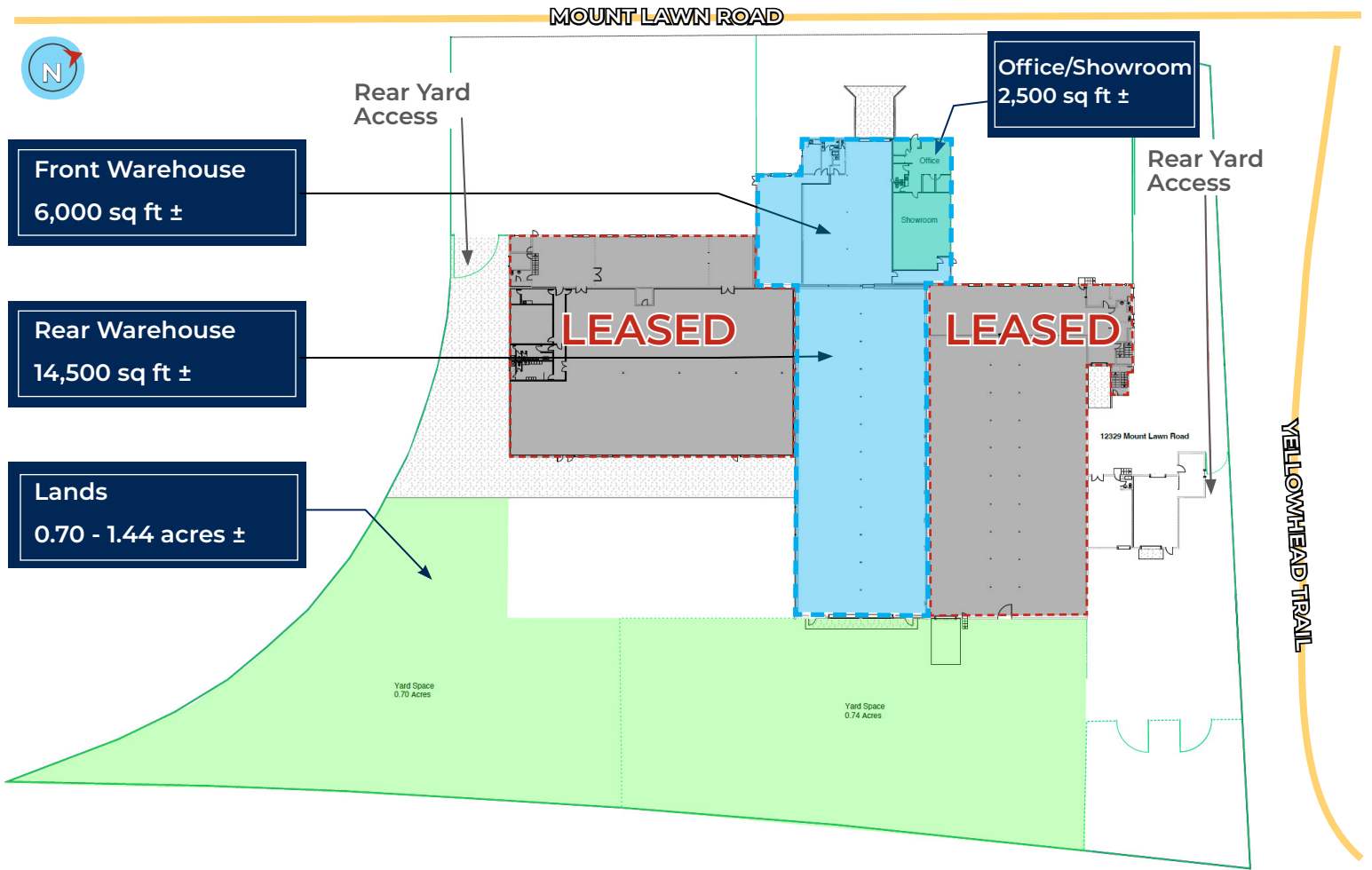


ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

# Site Plan | Yellowhead & Gretzky Industrial Warehouse For Lease



**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

# Property Location | Yellowhead & Gretzky Industrial Warehouse For Lease



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



**SCOTT ENDRES**  
Partner, Broker  
C 780.720.6541  
scott@royalparkrealty.com



**JOEL WOLSKI**  
Director, Associate  
C 780.904.5630  
joel@royalparkrealty.com



**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)