

# FOR LEASE/BUILD TO SUIT

## INDUSTRIAL OPTIONS ON 7.2 ACRES

1803 121 Avenue NE & 1810 Yellowhead Trail NE, Edmonton, AB



### HIGHLIGHTS

- Industrial options on 7.2 acres (+/-)
- Direct exposure to Yellowhead Trail (HWY 16) with a premium NE Edmonton/Strathcona County location
- Build to suit opportunity
- Two (2) site entries allows for specific Tenant configurations
- 5,000 sq ft (+/-) free-standing shop with (3) offices, tool crib, washroom and mezzanine
- 1,000 sq ft (+/-) free-standing office with reception, washroom and offices
- Demisable land requirements available
- Yard is heavily compacted and graveled with energized parking stalls
- Excellent accessibility via Broadmoor Blvd/17 Street, directly off Hwy 16

### CONTACT

**TYLER WEIMAN, SIOR**

Partner, Associate

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	1803 121 Avenue NE & 1810 Yellowhead Trail NE Edmonton, AB
LEGAL DESCRIPTION	Plan: 7520635; Block: 3; Lot: 2 SW Quarter Section (15) Township (53) Range (23) W of 4th Meridian
NEIGHBOURHOOD	Clover Bar Area
ZONING	IM (Medium Industrial)
SITE SIZE	7.2 Acres (+/-)
STAND ALONE SHOP	5,000 sq ft (+/-)
STAND ALONE OFFICE	1,000 sq ft (+/-)
<b>TOTAL</b>	<b>6,000 sq ft (+/-)</b>
LOADING	(2) 14'x12' drive thru grade doors (1) 14' x 12' grade door
POWER	75KVA transformer 600-280/120 Volt (TBC)
LIGHTING	Metal halide and fluorescent
HEATING	In-floor shop heating
CEILING HEIGHT	22' (18' clear)
SUMPS	(2) Double compartment



- 20 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO INDUSTRIAL HEARTLAND
- 30 MINS TO NISKU/LEDUC
- 30 MINS TO EDMONTON INT'L AIRPORT

## FINANCIALS

LEASE OPTION	TYPE	SIZE (sq ft +/-)	YARD AREA (acres +/-)	NET RENT (\$)
1	Office/Shop/Yard	6,000	7.2	Market
2	Office/Shop	6,000	3.5	Market
3	Yard	N/A	3.7	Market
4	Entire Property	Build to suit	7.2	Market

## ADDITIONAL FEATURES

- Yard is fenced and gated
- IM zoning allows for a variety of uses
- Heavy power capabilities
- Close proximities to CN and CP Rail
- Small land requirements available
- High exposure signage opportunities
- Shop exhaust fans
- Air compressor lines
- Storage shed/garage
- Abundant parking available
- Short or long term lease options

## ABOUT THE AREA

Join neighbours such as:

- Westcan Bulk Transport
- Co-op Cardlock
- Chohan Group of Companies
- Clean Harbours
- Jatec Electric (Shipping/Receiving)
- Sentinel Storage



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## LEASE OPTION 1



## OPTION 1 DETAILS

SHOP	5,000 sq ft (+/-) of (3) offices, tool crib, washroom and mezzanine
OFFICE	1,000 sq ft (+/-) with reception, washroom and offices
SITE SIZE	7.2 acres (+/-)
LOADING	(2) 14'x12' drive thru grade doors (1) 14' x 12' grade door
POWER	75KVA transformer 600-280/120 Volt (TBC)
LIGHTING	Metal halide and fluorescent
HEATING	In-floor shop heating
CEILING HEIGHT	22' (18' clear)
SUMPS	(2) Double compartment



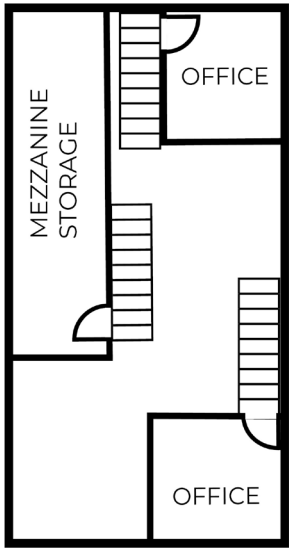
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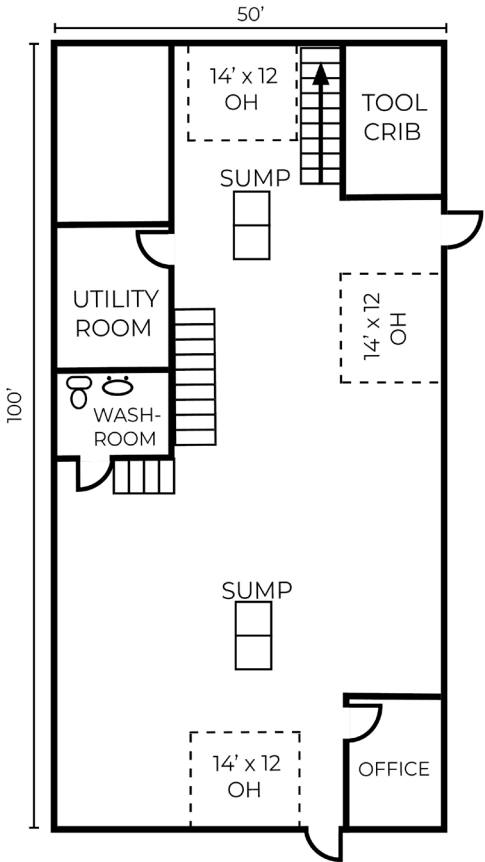
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5,000 SQ FT SHOP - PHOTOS AND FLOOR PLANS



SECOND FLOOR



MAIN FLOOR



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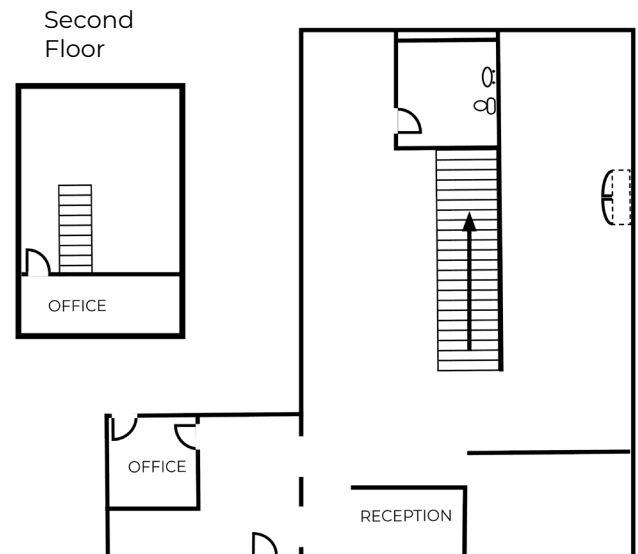
## LEASE OPTION 2



### OPTION 2 DETAILS

STAND ALONE SHOP	5,000 sq ft (+/-) of (3) offices, tool crib, washroom and mezzanine
STAND ALONE OFFICE	1,000 sq ft (+/-) with reception, washroom and offices
SITE SIZE	3.5 acres (+/-)
LOADING	(2) 14'x12' drive thru grade doors (1) 14' x 12' grade door
POWER	75KVA transformer 600-280/120 Volt (TBC)
LIGHTING	Metal halide and fluorescent
HEATING	In-floor shop heating
CEILING HEIGHT	22' (18' clear)
SUMPS	(2) Double compartment

### FLOOR PLAN - 1,000 SQ FT



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# LEASE OPTION 3



## OPTION 3 DETAILS

SITE SIZE	3.7 acres (+/-)
ATTRIBUTES	<ul style="list-style-type: none"><li>• Heavily compacted and graveled</li><li>• Accessible energized parking on concrete area/base</li></ul>
POSSESSION	Negotiable

## ADDITIONAL FEATURES

- Heavy power capabilities
- Fenced and gated
- High exposure signage opportunities
- Prime NE Edmonton/Strathcona County location
- Quick access to major transportation routes
- Small land options available



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# LEASE OPTION 4 - BUILD TO SUIT

\* Proposed site plans





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## PHOTOS



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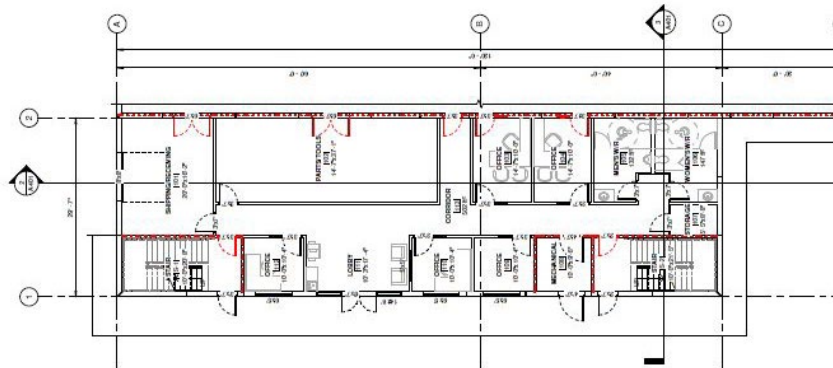
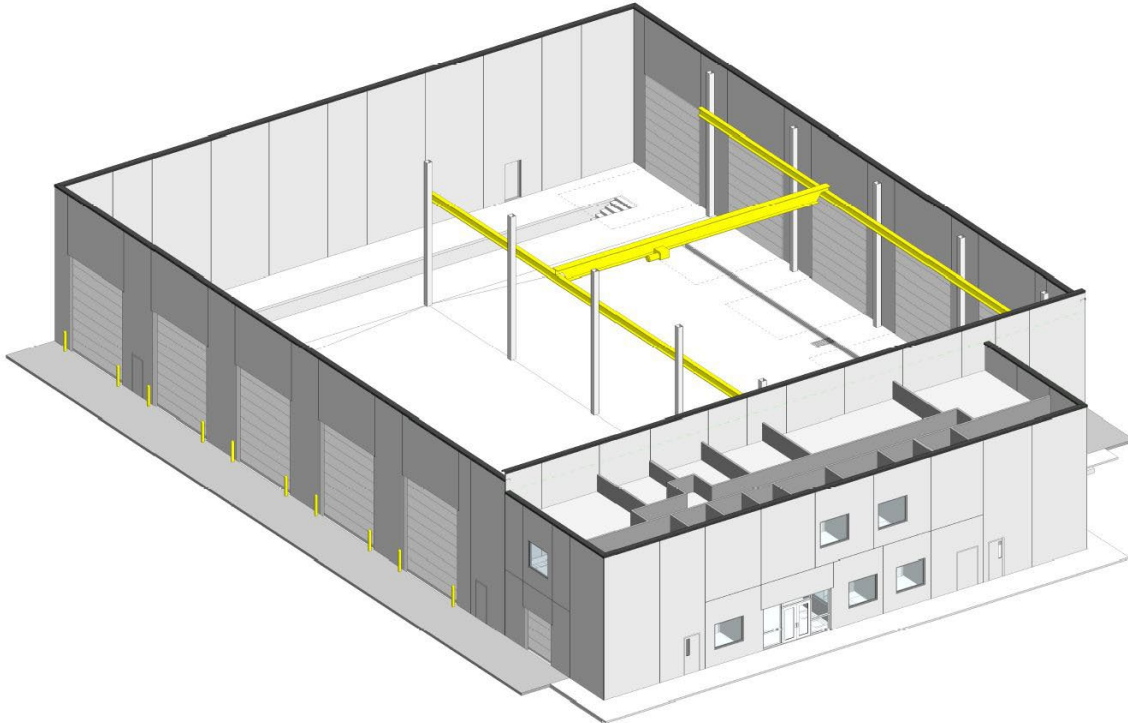
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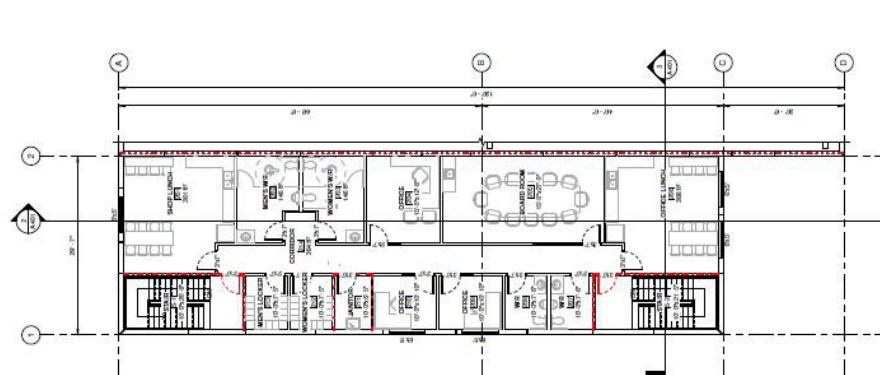


# BUILD TO SUIT

\* Proposed floor plans



MAIN FLOOR



SECOND FLOOR



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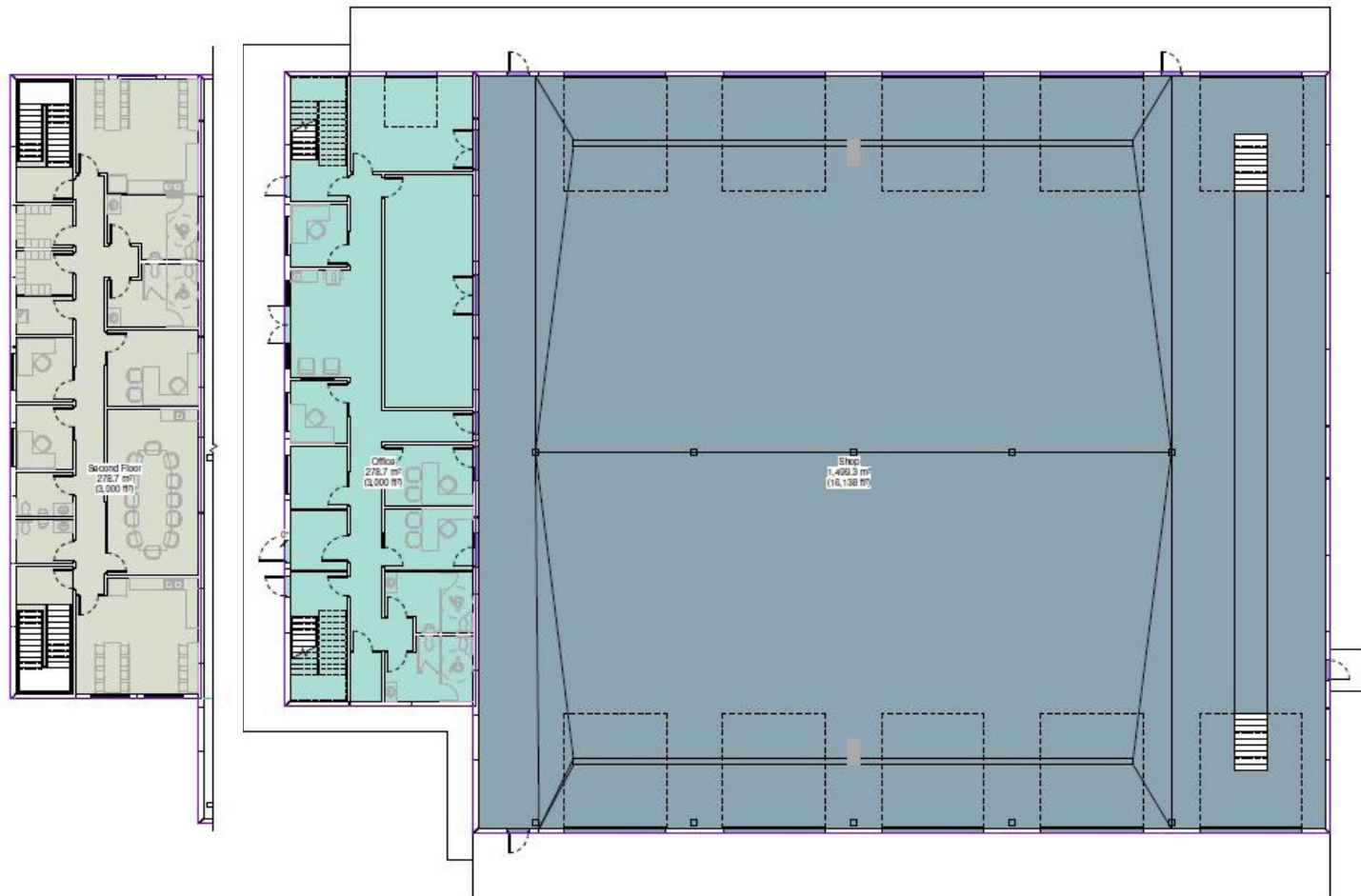


# BUILD TO SUIT

\* Proposed site plans

SECOND FLOOR

MAIN FLOOR



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## IM ZONING

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. This Zoning District is generally not located adjacent to residential areas because of potential nuisance factors.

Permitted Uses	Discretionary Uses
Agricultural support service	Abattoir
Agriculture, general	Agriculture, intensive horticulture (Bylaw 63-2017 – Nov 7, 2017)
Animal grooming and daycare facility	Agriculture, product processing (Bylaw 63-2017 – Nov 7, 2017)
Animal hospital and shelter	Asphalt plant, minor (Bylaw 1-2016 – Jan 19, 2016)
Auctioneering establishment^	Bulk fuel depot
Autobody repair and paint shop	Business support service^
Commercial storage	Cannabis production facility (Bylaw 68-2017 – Jan 26, 2018)
Contractor service, general	Concrete plant, major (Bylaw 1-2016 – Jan 19, 2016)
Contractor service, limited	Concrete plant, minor (Bylaw 1-2016 – Jan 19, 2016)
Custom indoor manufacturing	Food and beverage products
Emergency service^	Food service, specialty^
Equipment, major	Industrial, general^
Equipment, minor	Parking, non-accessory
Funeral service	Recreation, indoor^
Outdoor storage	Recycling, oil depot
Recreational vehicle storage, major (Bylaw 39-2015, July 7, 2015)	Residential security/operator unit^
Recycling depot	Retail, convenience^
Recycling drop-off	Utility service, major
Service station, minor	Warehouse sales^
Truck and manufactured home sales/rental	Waste management, minor
Utility service, minor	
Vehicle repair, major	
Vehicle repair, minor	
Veterinary service, major	



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# SITE DIMENSIONS



*\*All dimensions are estimates*



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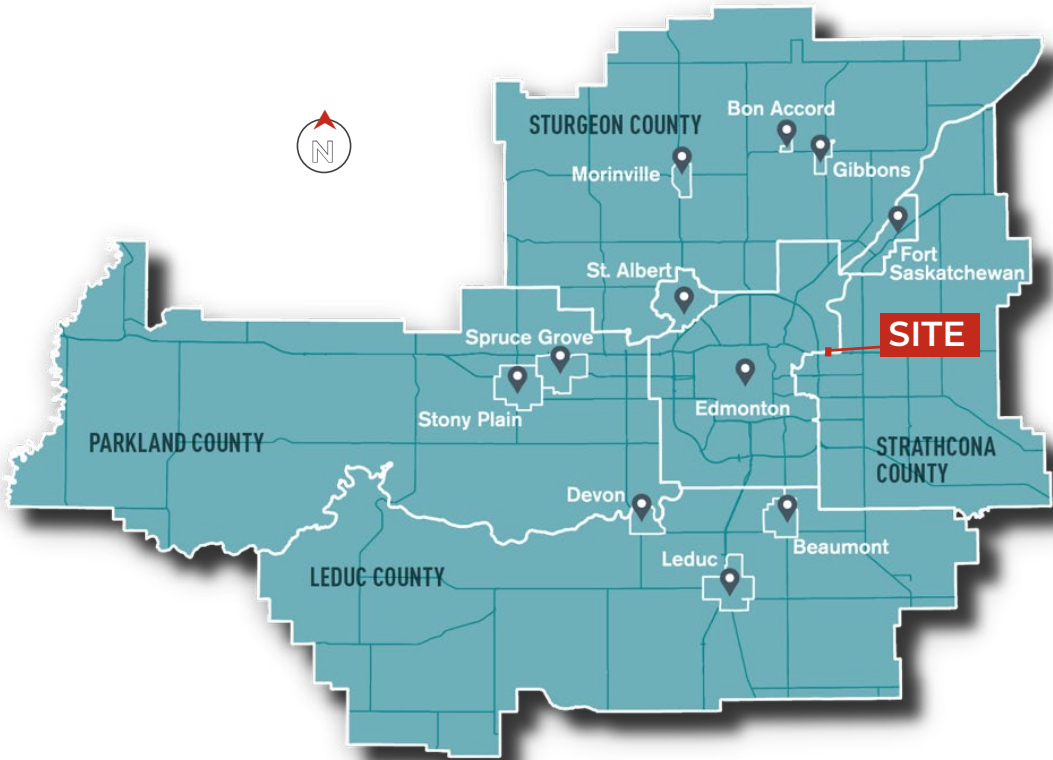
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# NEIGHBOURHOOD



# REGIONAL MAP





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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## TYLER WEIMAN, SIOR Partner, Associate - BIO

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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