

# FOR LEASE

## YELLOWHEAD & GRETZKY INDUSTRIAL BAY

12321 Mount Lawn Road NW, Edmonton, AB



### HIGHLIGHTS

- 4,000 sq ft ± newly renovated warehouse bay available
- Up to 0.25 acre ± of secured/lit, compacted gravel rear yard space with cameras available
- Cross-dock compatible with two dock level doors
- Option for grade level access and overhead door
- Excellent strategic location adjacent to major arteries, servicing all quadrants of the City

### CONTACTS

#### SCOTT ENDRES

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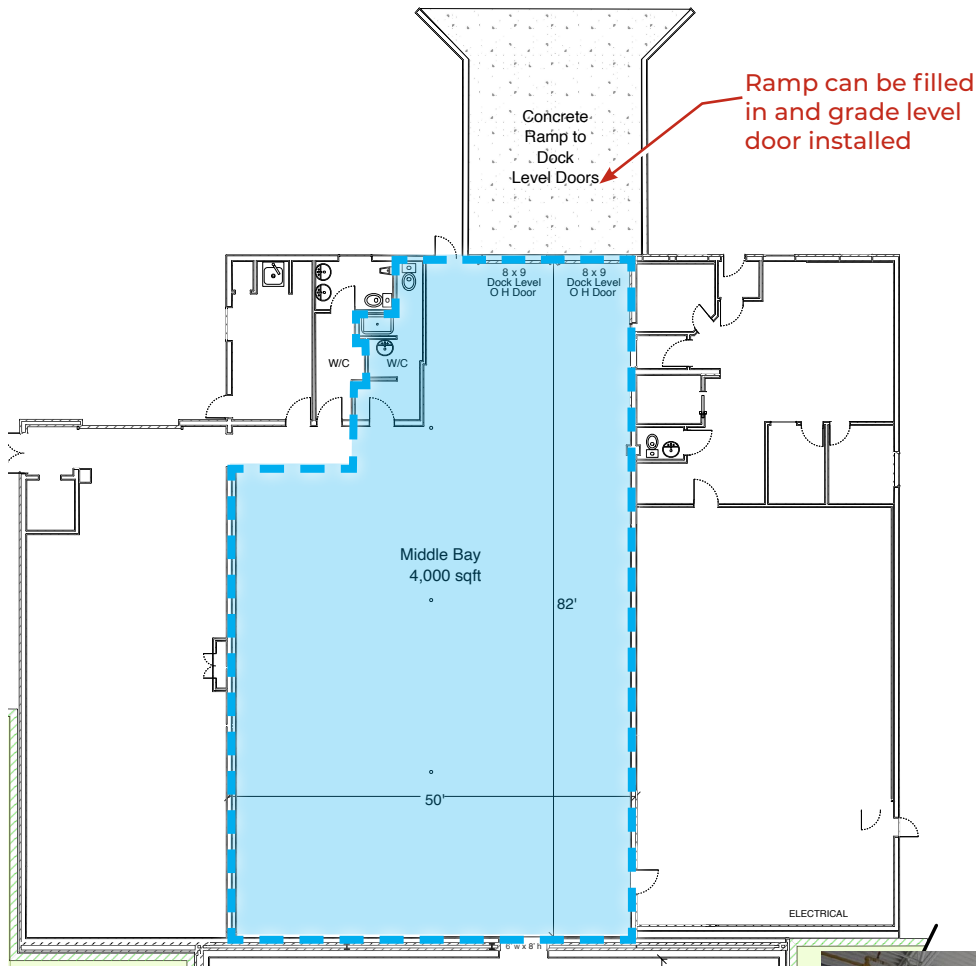


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# Site Plan | Yellowhead & Gretzky Industrial Building For Lease



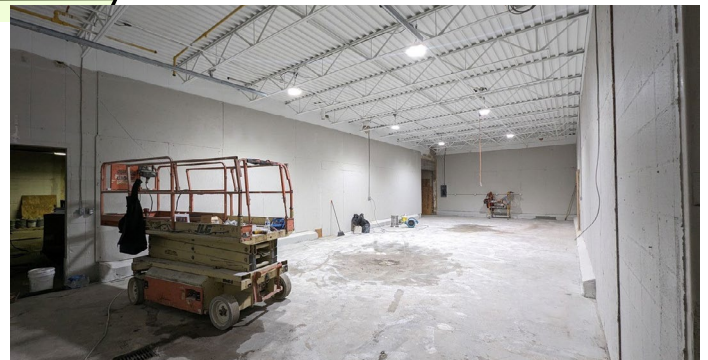
**\$7.90/sq ft**  
(building)

**\$1.75/sq ft**  
(yard)

**\$3.95/sq ft**  
(op costs)

## PROPERTY INFORMATION

MUNICIPAL ADDRESS	12321 Mount Lawn Road, Edmonton, Alberta
LEGAL DESCRIPTION	Plan: 6056MC; Block: B; Lots: 1A & 1C
ZONING	I-H (Heavy Industrial)
BUILDING SIZE	4,000 sq ft ±
SITE SIZE	0.25 Acres ± (negotiable)
LOADING	(2) 8' x 9' Dock (12' x 12' grade level possible)
POWER	480 volt, 200 amp (additional available)
HEATING	Forced air
CEILING HEIGHT	13' clear

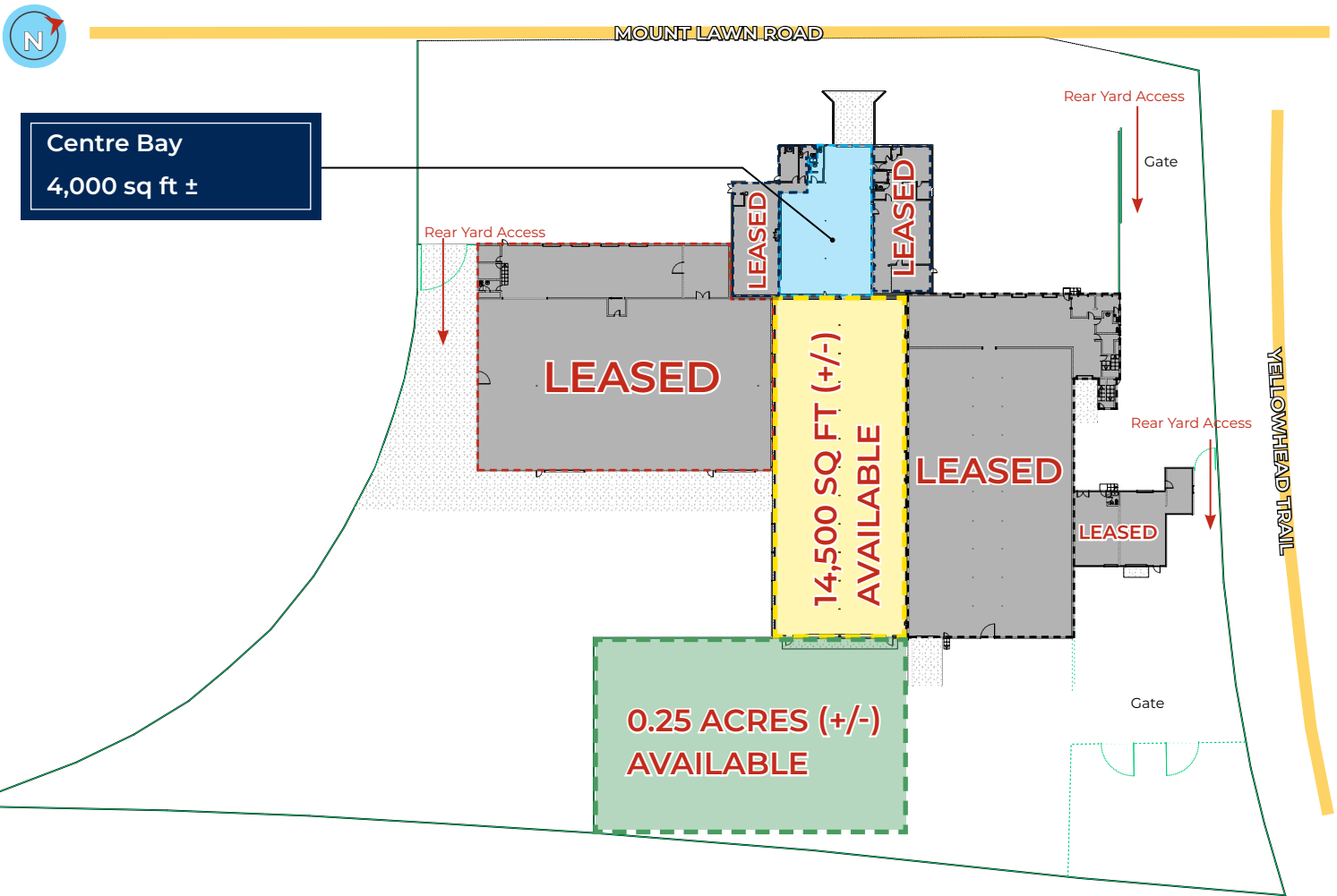


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## LOCATION FEATURES

- Direct exposure and unobstructed sightlines from Yellowhead Trail, Gretzky Dr. and Fort Road (approximately 65,000 VPD)
- Location benefits from YHD Freeway Conversion Program (expansions/interchanges affecting Fort Road, Gretzky Drive & 66th Street)
- Serviced by public transit including LRT
- Adjacent to brand new City of Edmonton public transit bus service garage



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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

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