

FOR LEASE

149 ST. CENTRE WAREHOUSE

14819 118 Avenue, Edmonton, AB



Irresistible Tenant Incentives!*

HIGHLIGHTS

- 18,375 sq ft ± of dock-loading warehouse space in North-West Edmonton, featuring up to 4 dock level loading doors with bumpers and levelers, a generous marshalling area, 20' clear ceiling heights and 40' x 60' to 19' column spacing.
- **3-year deal:** 3 months free rent, one month fixturing, 10% off the posted net rent and a \$2/sq ft TI package*
- **5-year deal:** 5 months free rent, one month fixturing, 13% off the posted net rent and a \$4/sq ft TI package*

** Limited Time Offer: Contact associate for details. Subject to approved credit and offer terms. All offers are contingent upon final contract agreements and are subject to change based on market conditions, interest rates, and other factors without prior notice. The landlord reserves the right to modify or withdraw this offer at any time. This offer is non-binding until a formal contract is executed. The landlord is not liable for any misunderstandings or changes arising from external factors or incorrect assumptions.*

CONTACT

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ROYAL PARK
REALTY™

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

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PROPERTY DETAILS

ADDRESS	14819 118 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 4224MC; Block: 8; Lot: 11A
NEIGHBOURHOOD	Huff Bremnar Estate Industrial
ZONING	IM - (Medium Industrial)
BUILT	1977/92
SITE SIZE	3.2 Acres ±
CONSTRUCTION TYPE	Concrete post and beam & metal post and beam
TOTAL BUILDING SIZE	69,521 sq ft ±
SPACE AVAILABLE	18,375 sq ft ± of warehouse
LOADING AREA	Paved marshalling area
FIRE SUPPRESSION	Sprinklered and mobile extinguishers
POWER	225 Amps at 120/208 Volts to the property (TBC)
INTERNET	TBC
TRANSIT	Bus stop immediately outside along 118th Avenue

WAREHOUSE DETAILS

CLEAR CEILING HEIGHT	19'11" ± under truss
DOCK LEVEL LOADING	(3) 12' x 10' (two with levelers) (1) 14' x 10' (with leveler)
HEATING	Suspended gas-fired forced air
LIGHTING	T5 (TBC)
GRID/COLUMN SPACING	19'10" ± x 40-60' ±

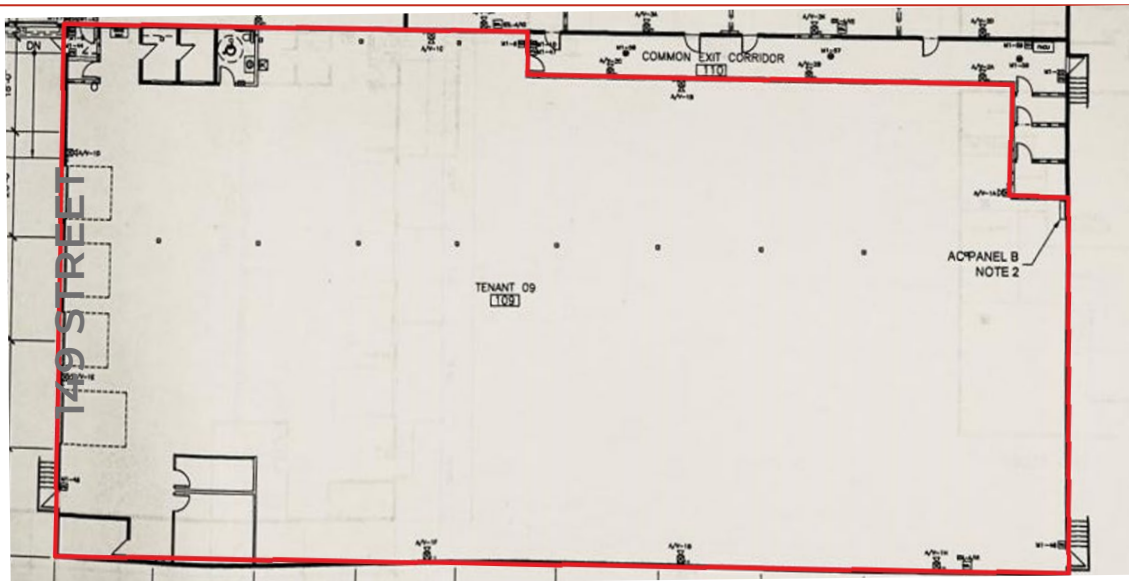
FINANCIALS

Net Rent: \$6.99/sq ft (net)

Op Costs: \$3.88/sq ft (2024)**

**Combined, utilities and op costs are \$5.38/sq ft

FLOOR PLAN (For illustration purposes only. Exact measurements and layout to be confirmed by tenant)



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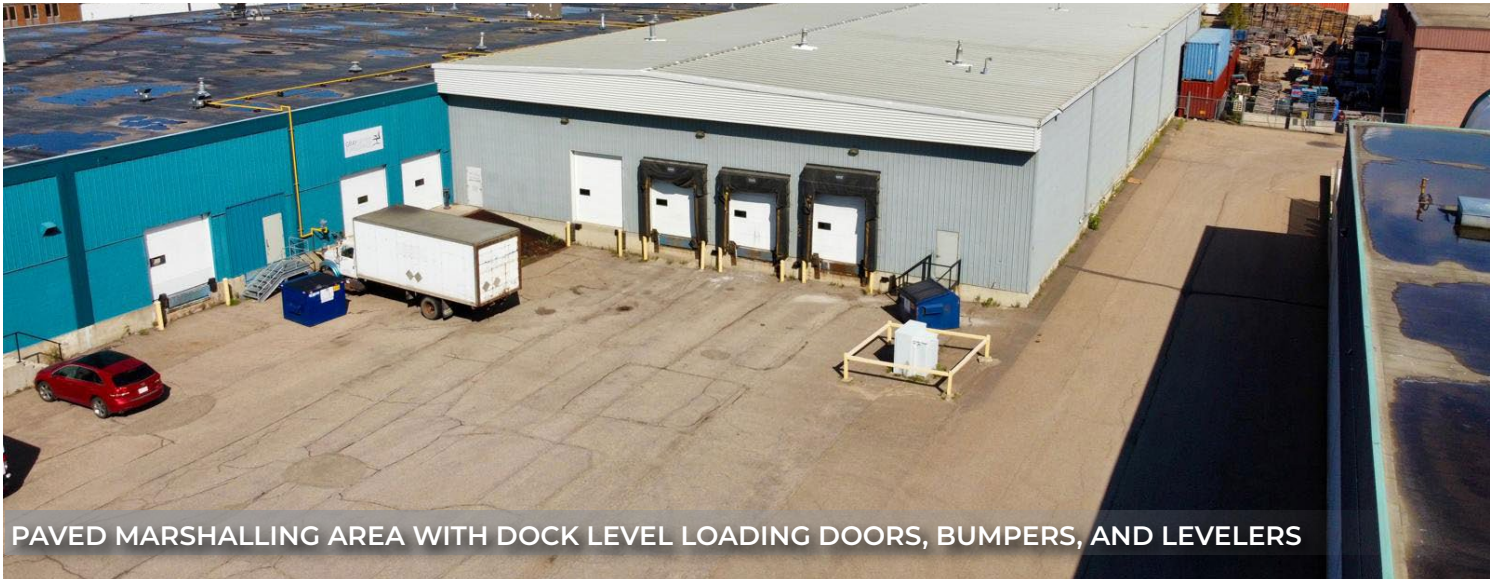
PHOTOS



BRIGHT AND SPACIOUS WAREHOUSE WITH CONCRETE POST AND BEAM & METAL POST AND BEAM



WAREHOUSE CLEAR CEILING HEIGHTS OF 20' ± WITH 40' - 60' X 19' COLUMN SPACING



PAVED MARSHALLING AREA WITH DOCK LEVEL LOADING DOORS, BUMPERS, AND LEVELERS



(3) 12' X 10' (TWO WITH LEVELERS), (1) 14' X 10' (WITH LEVELER)

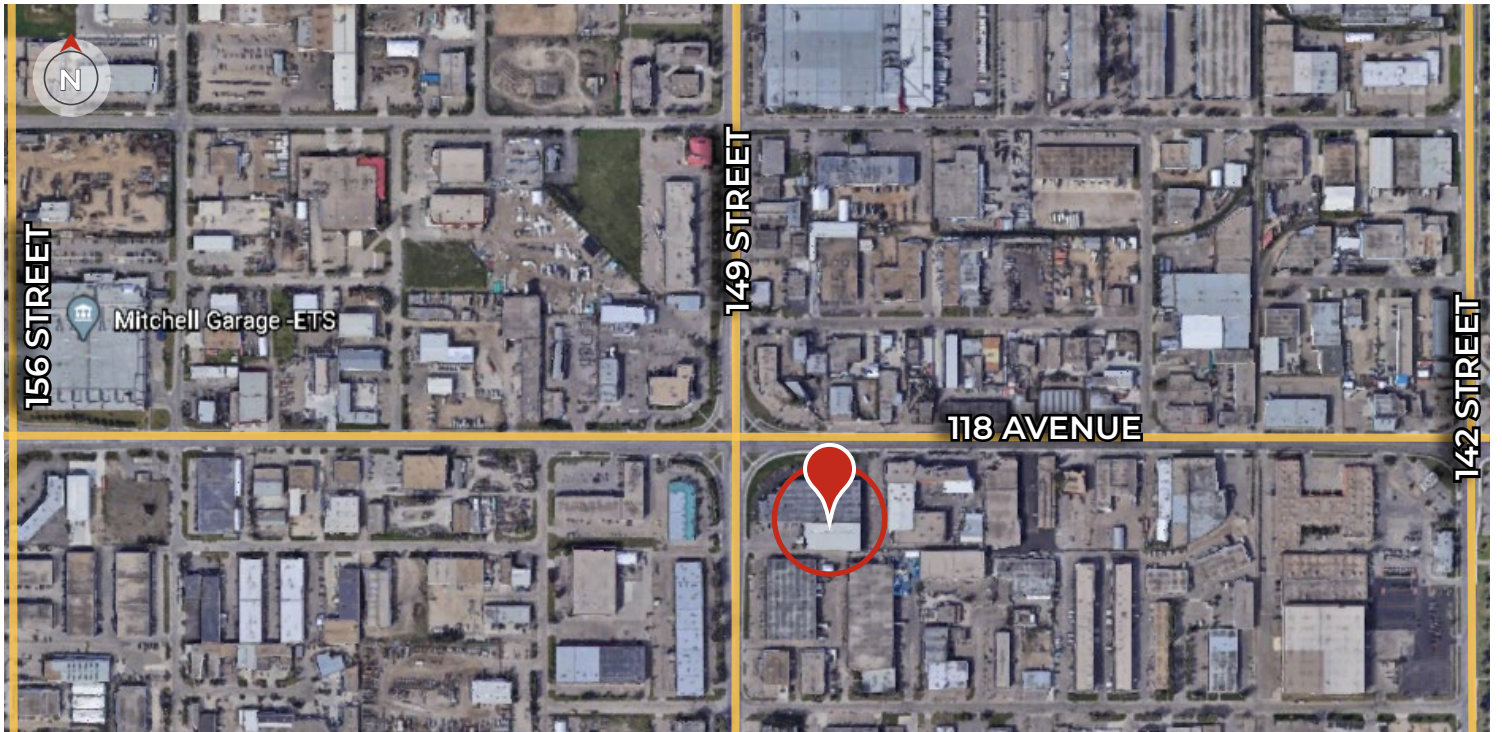
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REGIONAL LOCATION



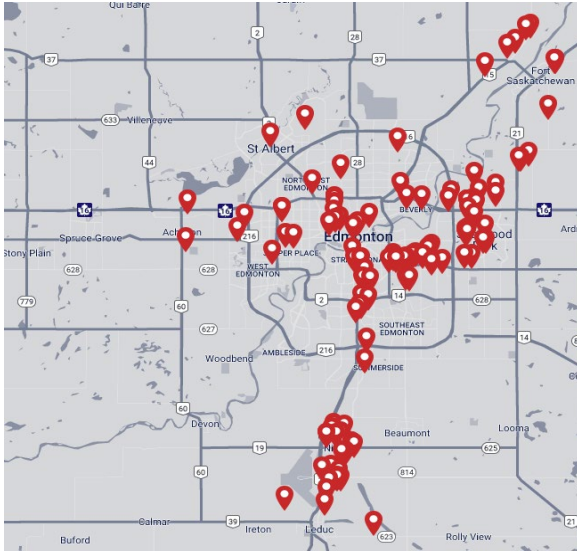
LOCAL MAP



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ABOUT ROYAL PARK REALTY



- 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

THOMAS BRAUN Partner/Associate, MBA - BIO



Thomas Braun, Partner/Associate, focuses on the sales, leasing and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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