

FOR LEASE

YELLOWHEAD & GRETZKY INDUSTRIAL YARD

12321 Mount Lawn Road NW, Edmonton, AB



HIGHLIGHTS

- 0.70 - 1.44 acres ± of secured/lit, compacted gravel yard space
- 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)
- Close to public transit including LRT

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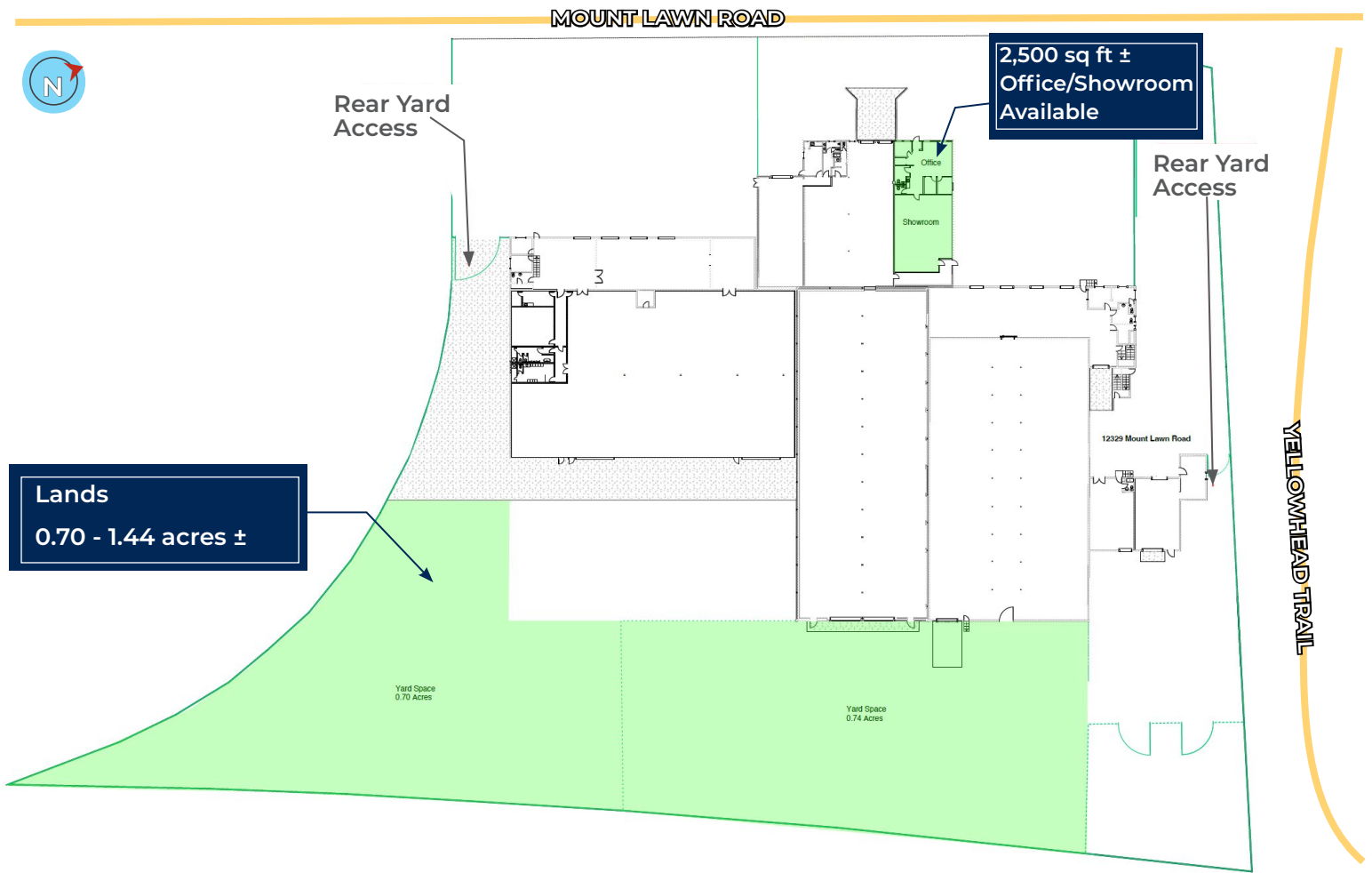


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Site Plan | Yellowhead & Gretzky Industrial Yard For Lease



Property Details & Financials

MUNICIPAL ADDRESS	12321 Mount Lawn Road, Edmonton, Alberta
LEGAL DESCRIPTION	Plan: 6056MC; Block: B; Lots: 1A & 1C
ZONING	IH (Heavy Industrial)
YARD SIZE	0.70 - 1.44 acres ± (negotiable)
POWER	Available
LEASE RATES	\$1.75/sq ft
OP COSTS	Included



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Property Location | Yellowhead & Gretzky Industrial Yard 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.



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