

16408 - 121A Avenue, Edmonton, AB

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YELLOWHEAD DISTRIBUTION CENTRE

COMPLETELY REFURBISHED BUILDING OF 91,891 SQUARE FEET

Excellent access to major transportation routes including 170th Street, 118th Avenue, 156th Street, Yellowhead Trail and Anthony Henday Drive. North elevation has exposure to Yellowhead Trail

11 dock loading doors, 2 side rail doors with one door that is ramped to grade height and 1 step van height door

Potential to add loading doors on the north elevation.

LED lighting throughout building

Secure yard space available

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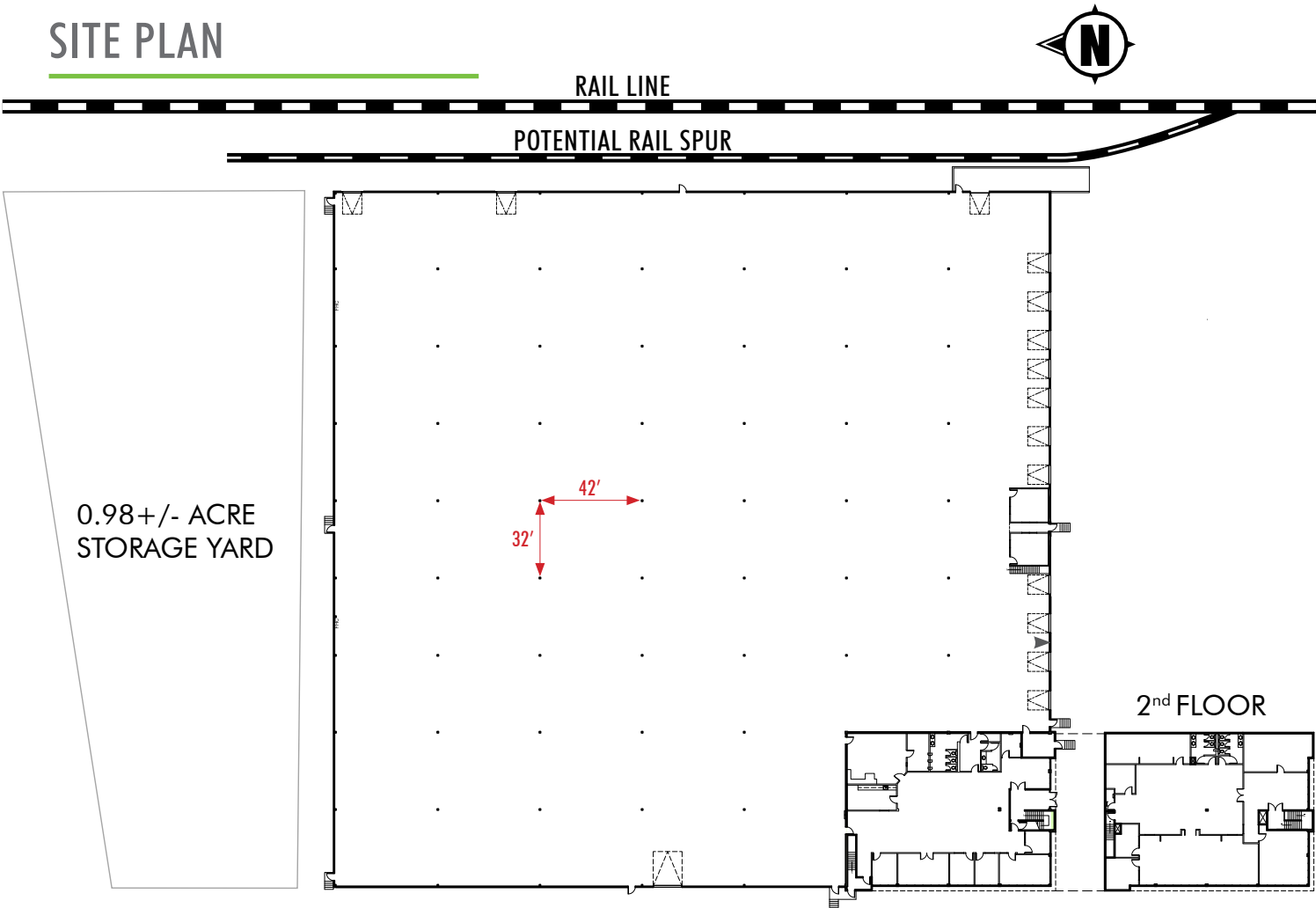
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PROPERTY DETAILS

LEGAL DESCRIPTION	Plan 8021943 Block 3 Lot 2	
ZONING	IM - Medium Industrial	
YEAR BUILT	1981	
LOT SIZE	4.72 acres	
TOTAL AVAILABLE AREA	Office	5,498 sq. ft.
	Office - 2 nd Floor	5,507 sq. ft.
	Warehouse	80,886 sq. ft.
	TOTAL	91,891 sq. ft.
DOCK LOADING	(11) 8' x 10' with levelers	
RAIL DOORS	(2) side doors	
ADDITIONAL LOADING	(1) west side door 12' x 16' at step van height (30")	
	(1) 8' x 10' door ramped to grade	
CONSTRUCTION	Concrete panel	
COLUMN SPACING	42'6" x 32'	
CEILING HEIGHT	27' clear	
POWER	600 Amp, 347/600 Volt, 3 Phase	
WAREHOUSE HEATING	Suspended gas fired forced air units and radiant tube	
OFFICE HEATING	HVAC	
LIGHTING	LED	
SPRINKLERS	Yes	
YARD STORAGE	0.98 acre fenced yard	
TAXES (2020)	\$179,472.12	
OPERATING COSTS (2021)	\$4.57 per sq. ft. / annum	
LIST PRICE	\$10,750,000	
LEASE RATE	\$6.50 per sq. ft. / annum	
AVAILABLE	Immediately	



SITE PLAN



RECENT BUILDING AND SITE IMPROVEMENTS

- All overhead doors and dock levelers recently serviced or replaced
- All washrooms fully renovated
- Warehouse floors completely refurbished
- New carpet tile and vinyl tile flooring installed throughout office area
- New asphalt on the entire south parking lot and west lane-way

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SITE AERIAL



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*Tenant or Purchaser will confirm available power to property prior to lease commencement or closing

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