

# FOR LEASE

## YELLOWHEAD & GRETZKY INDUSTRIAL BAY

12321 Mount Lawn Road NW, Edmonton, AB



### HIGHLIGHTS

- 14,500 - 18,500 sq ft ± newly renovated, demisable warehouse bay available
- Up to 0.74 acre ± of secured/lit, compacted gravel rear yard space with cameras available
- Rear 14,500 sq ft has 20ft ceilings with (2) 16' x 16' grade level OH doors
- Front 4,000 sq ft has 13ft ceilings with 2 cross-dock compatible dock level doors
- 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)
- Serviced by public transit including LRT

### CONTACTS

#### SCOTT ENDRES

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#### JOEL WOLSKI

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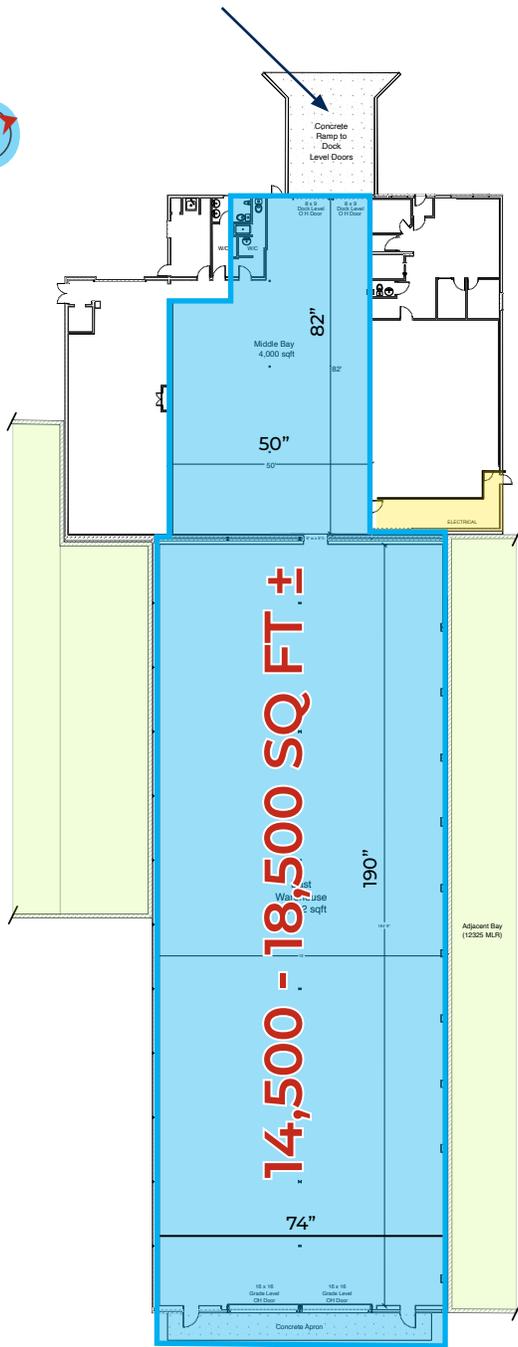
**ROYAL PARK**  
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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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# Site Plan | Yellowhead & Gretzky Industrial Building For Lease

Ramp can be filled in and grade level door installed



## PROPERTY INFORMATION

<b>MUNICIPAL ADDRESS</b>	12321 Mount Lawn Road, Edmonton, Alberta
<b>LEGAL DESCRIPTION</b>	Plan: 6056MC; Block: B; Lots: 1A & 1C
<b>ZONING</b>	IH ( <a href="#">Heavy Industrial</a> )
<b>BUILDING SIZE</b>	14,500 - 18,500 sq ft ±
<b>SITE SIZE</b>	0.74 Acres ± (negotiable)
<b>LOADING</b>	(2) 8' x 9' Dock (2) 16' x 16' grade level
<b>POWER</b>	480 volt, 200 amp (additional available)
<b>HEATING</b>	Forced air
<b>CEILING HEIGHT</b>	13' and 20' clear

## FINANCIALS

### LEASE RATES

<b>BUILDING</b>	\$7.90/sq ft
<b>YARD</b>	\$1.75/sq ft
<b>OPERATING COSTS</b>	\$3.95/sq ft



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# FOR LEASE | 14,500 - 18,500 sq ft - 12321 Mount Lawn Road



MOUNT LAWN ROAD

Rear Centre Bay  
4,000 sq ft ±

Front Centre Bay  
14,500 sq ft ±

Lands  
0.74 acres ±

Rear Yard Access

Rear Yard Access

Gate

LEASED

LEASED

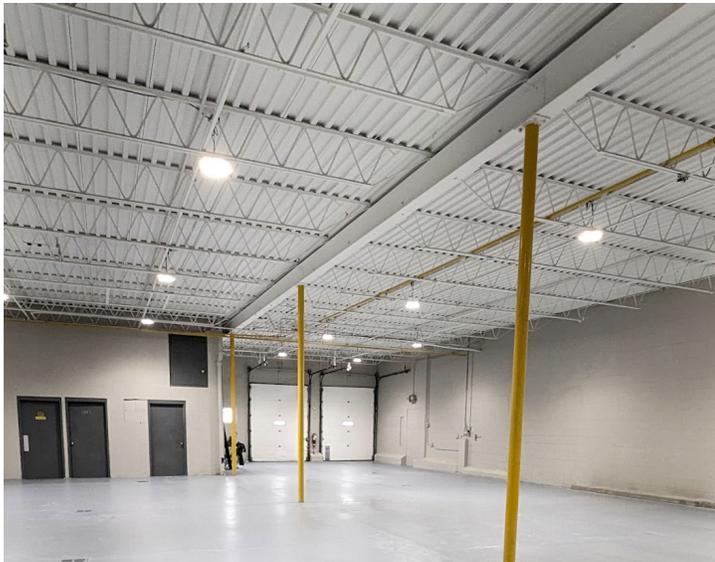
Rear Yard Access

LEASED

Gate

YELLOWHEAD TRAIL

## PHOTOS



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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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