



**DIRECT EXPOSURE TO
YELLOWHEAD TRAIL**

14815 YELLOWHEAD TRAIL, EDMONTON, AB

PROPERTY HIGHLIGHTS

- Small bay warehouse retail
- Located across the street from Costco
- New improvements
- Grade loading
- Full wall of windows along the front to allow for ample natural light
- Over 80+ parking stalls on site
- BE zoning which allows for a variety of uses
- Higher ceilings

Chad Snow

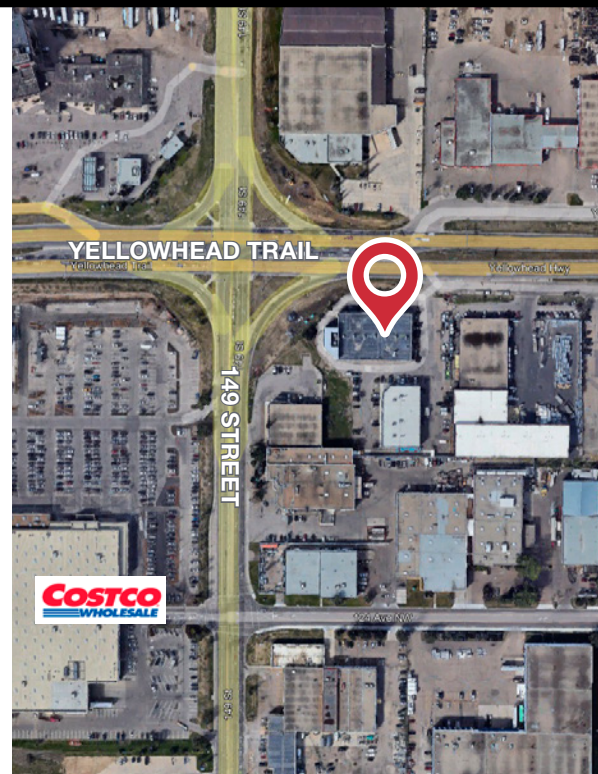
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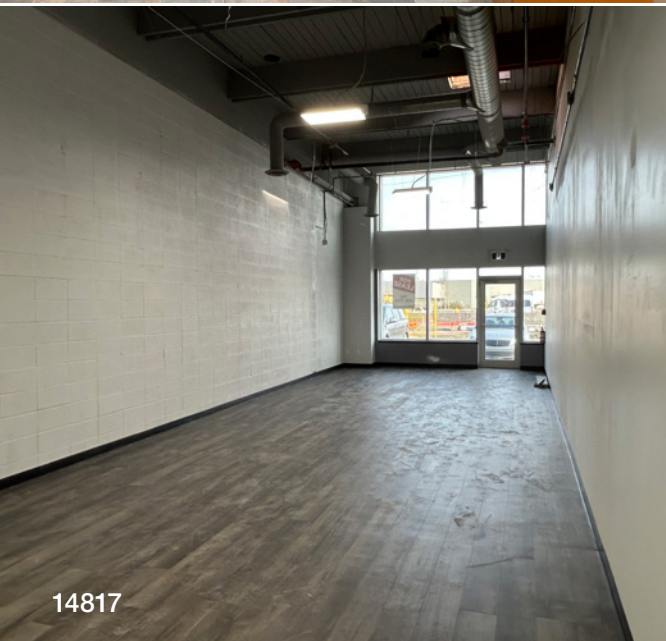
14815 YELLOWHEAD TRAIL
EDMONTON, AB

FOR LEASE
Small Bay Industrial
Showroom

Back building

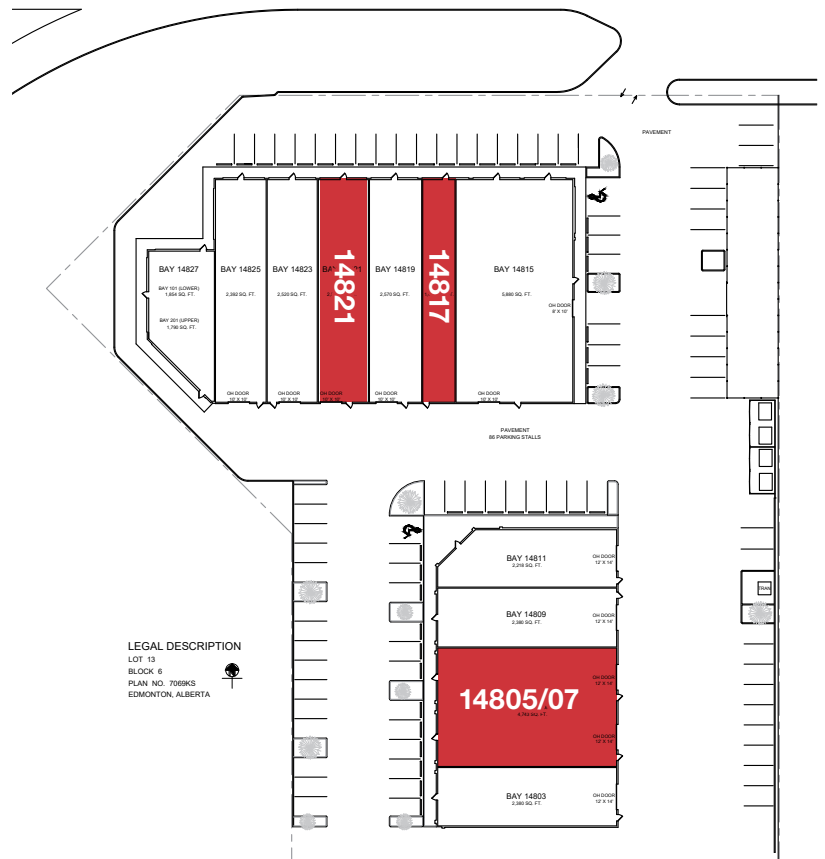


14821



14817

AREAS AVAILABLE	1,420 sq.ft.± Unit 14817 2,520 sq.ft.± Unit 14821 4,743 sq.ft.± (demisable) Unit 14805/07
LEGAL DESCRIPTION	Plan 7069KS, Block 6, Lot 13
CEILING HEIGHT	Front building: 15'± under truss Back building: 23'3" under truss
DELIVERY	14817 - Single man door 14821 - 10'x10' grade 14805/07: Two 12'x14' grade doors
AVAILABLE	Immediately
ZONING	BE (Business Employment)
LEASE TERM	3-10 years
NET LEASE RATE	Front building: From \$12.00/sq.ft./annum net Back building: \$10.00/sq.ft./annum net
OPERATING COSTS	\$8.50/sq.ft./annum (2023/24 estimate) Includes property tax, buiding insurance, common area maintenance and management fees

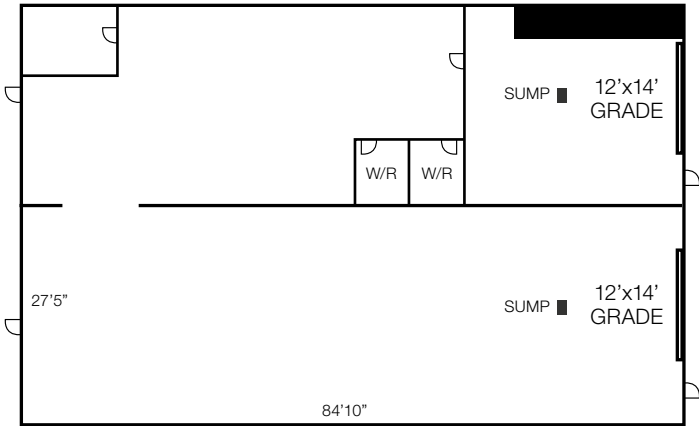


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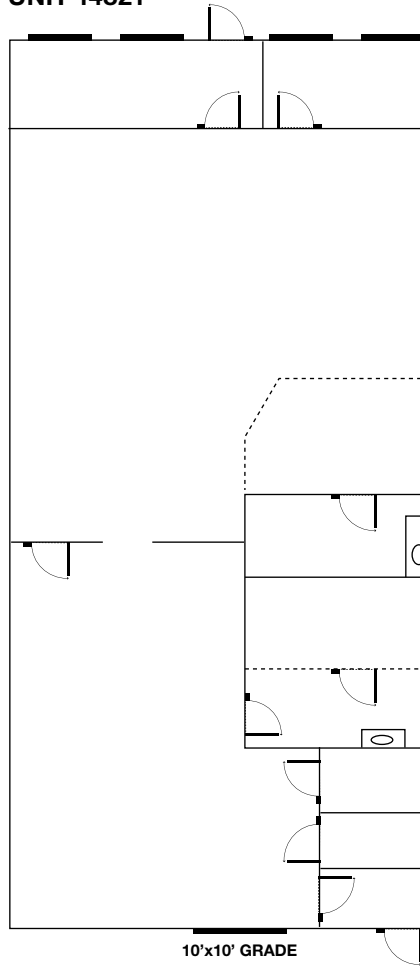
NORTH ▲

UNIT 14805/07

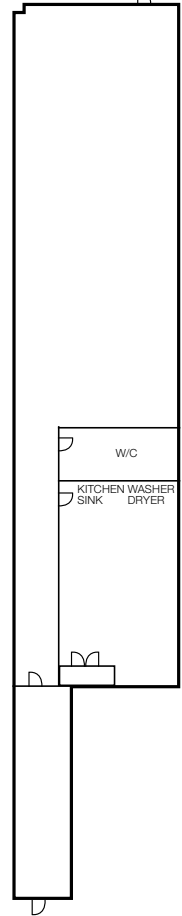


FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE AND NOT EXACT

UNIT 14821



UNIT 14817



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