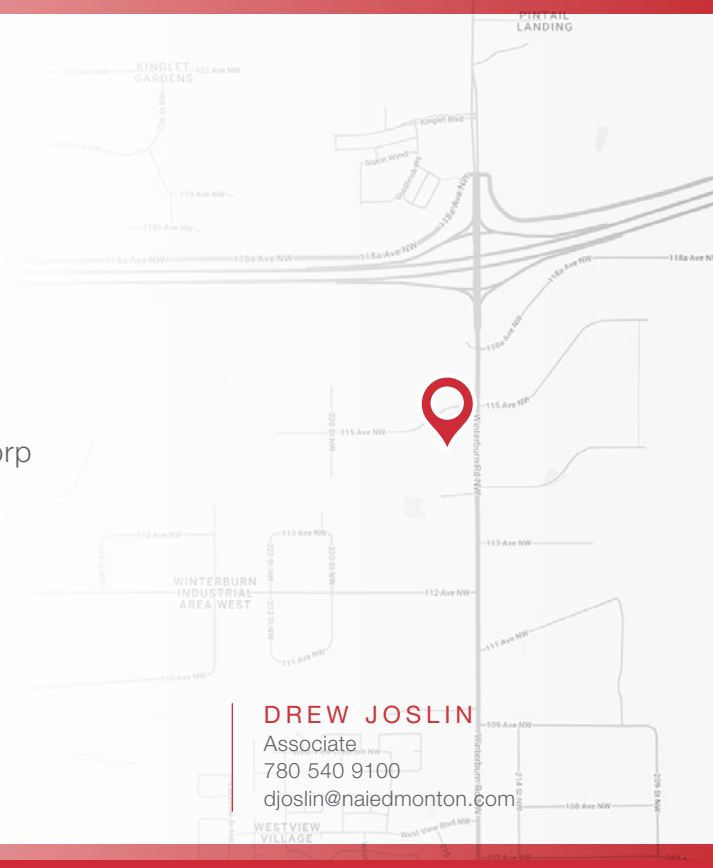
FOR LEASE

YELLOWHEAD WEST - BUILDING B

11424 WINTERBURN ROAD | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 2,992 sq.ft.± main floor; 889 sq.ft.± mezzanine
- One 14’ x 12’ grade level loading door
- Located in the Winterburn Industrial Park
- Quick access to Highway 16 and Anthony Henday Drive
- Owned and managed by Dream Industrial Management Corp



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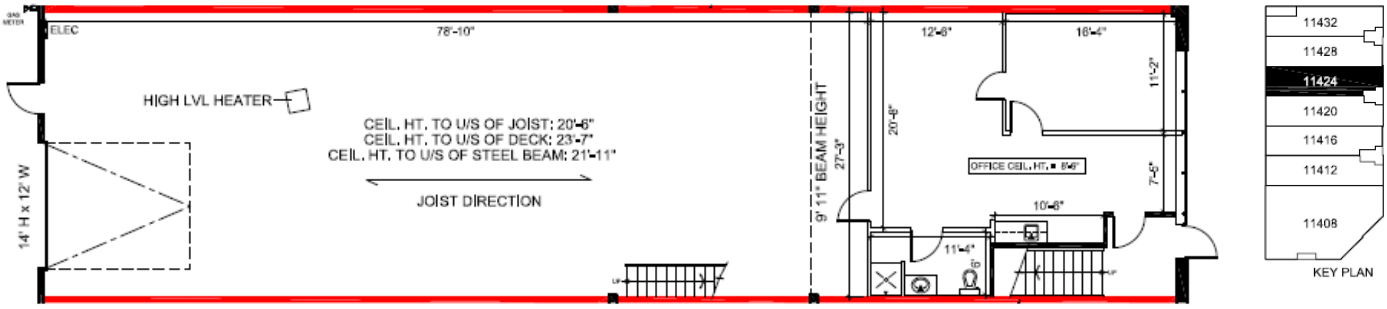
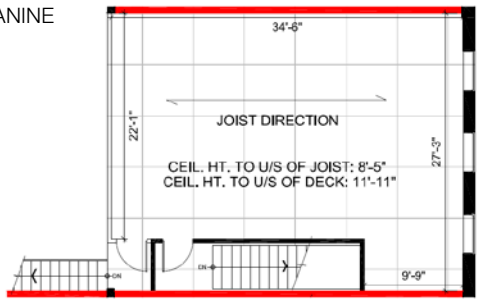
ADDITIONAL INFORMATION

SIZE	2,992 sq.ft.± main floor; 889 sq.ft.± mezzanine
ZONING	Business Employment (BE)
LOADING	One 14'H x 12'W grade level door
LIGHTING	T5H0
POWER	To be confirmed
HEATING	Radiant
LEASE TERM	3 - 5 years
AVAILABLE	October 1, 2024
NET RENTAL RATE	Market
OPERATING COSTS	$6.87/sq.ft./annum (2024 estimate) Includes Tenant's proportionate cost of property taxes, building insurance, snow removal, landscape maintenance and management fees

MAIN FLOOR



MEZZANINE



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