

DOCK & GRADE LOADING



15104 | 118 AVENUE
EDMONTON, AB

Partnership. Performance.

Property Features:

- **22,519 sf available with excellent exposure along 118 Avenue**
- Dock and Grade loading
- Yard storage available
- Well located with excellent access to 170 Street, Yellowhead Highway and Anthony Henday Drive

Colin Ludwig, Principal
780.429.7562
colin.ludwig@avisonyoung.com

Grant Ranslam, Principal
780.702.5853
grant.ranslam@avisonyoung.com

Property Details

Address: 15104 - 118 Avenue

Area Available: 17,851 square feet (main floor)
4,668 square feet (second floor)
22,519 square feet (total)

Ceiling Height: 20' clear

Loading: Dock & Grade

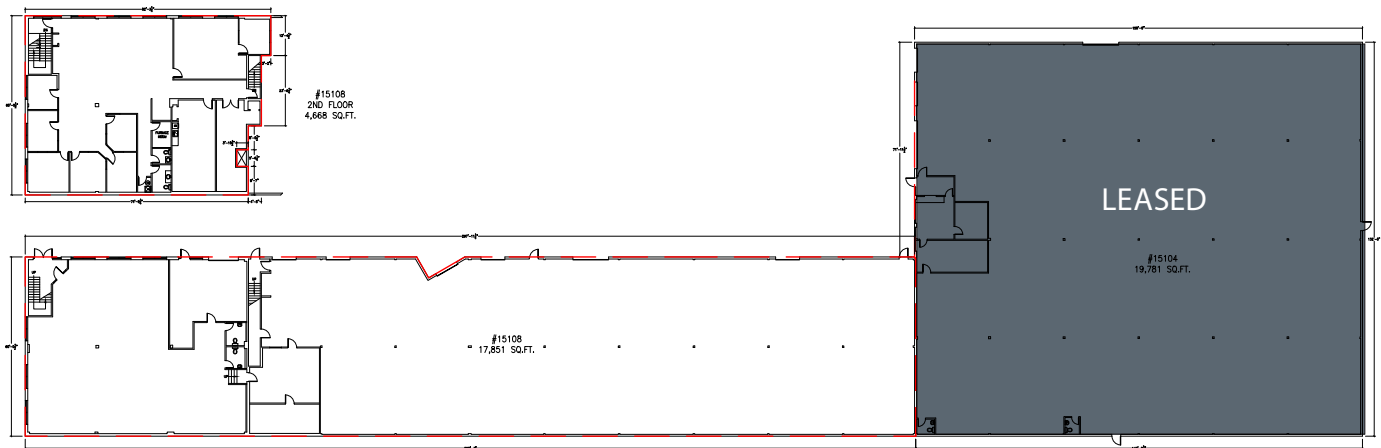
Power: TBD

Zoning: IM - Medium Industrial

Available: August 1, 2020

Op. Costs: \$5.08 psf

Rental Rate: \$6.95 psf



**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**

Platinum member

avisonyoung.com

Follow @AYEdmonton

©2020 Avison Young Real Estate Alberta Inc. All rights reserved.

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract. Date of publication: April 24, 2020