

FOR LEASE

**WINNINGTON
INDUSTRIAL BAY
WITH YARD**

12708 149 Street, Edmonton, AB

13,073 SF

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PROPERTY HIGHLIGHTS

Curb appeal

Functional office/warehouse with upgraded lighting & electrical distribution throughout

Sprinklered

Three (3) large grade loading O/H doors

Ample yard for storage

Excellent access to Yellowhead Trail, Anthony Henday Drive, 128 Avenue, and St. Albert Trail

SITE



ST. ALBERT TRAIL

149 STREET

YELLOWHEAD TRAIL

156 STREET



PROPERTY DETAILS

MUNICIPAL ADDRESS

12708 149 Street

LEGAL DESCRIPTION

Plan 1823239, Block 2

ZONING

IM - Medium Industrial

AVAILABLE SIZE

Office: ±978 SF

Warehouse: ±12,050 SF

Total: 13,073 SF

LOADING

Grade (3) 16' x 16'

POWER

250 Amp, 480 Volt
(TBC by Tenant)

CEILING HEIGHT

20' 8"

LIGHTING

LED

HEATING

Forced Air

SPRINKLERS

Yes

COLUMN SPACING

26' 4" x 42' 6"

LEASE RATE

\$11.50 per SF

OPERATING COSTS

TBD

YARD AREA



**CUSHMAN &
WAKEFIELD**

Edmonton

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