



14503-39 121A Avenue, Edmonton

# Flexible industrial space available **for lease**

Conveniently located and well maintained industrial property in Dominion Industrial area featuring dock loading with ramp to grade available and fenced yard spaces

Perfect for small and mid-sized businesses there are two bays (9,796 SF and 9,844 SF) demisable to spaces as small as 3,265 SF. These bays offer flexible options for customized use. Completely upgraded with new paint, lighting, and flooring, the property also includes fenced and graveled yards for outdoor storage and a large open marshalling area, suitable for trucks of all sizes. Conveniently located between 142 Street and 149 Street in Dominion Industrial, the site provides quick access to major roadways including Yellowhead Trail and 118 Avenue.

Accelerating success.



1-min access to  
Yellowhead Trail



Large loading and  
marshalling area



2-min. walk to  
transit stop



Professionally  
managed property

**Randi Burton**

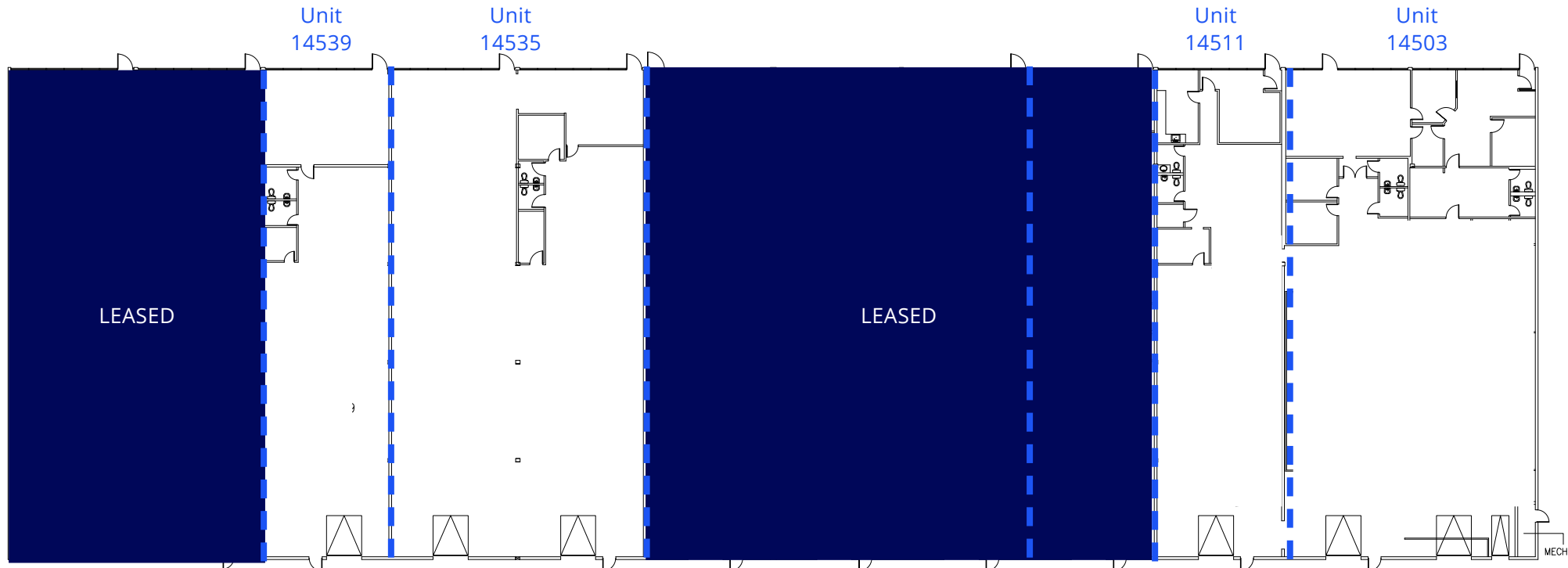
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# Property Overview

<b>Municipal Address</b>	14503/11/35/39 121A Avenue, Edmonton	<b>Lease Rate</b>	Market	<b>Loading</b>	Unit 14535: 2 Dock Doors Unit 14539: 1 Dock Door Unit 14511: 1 Dock Door Unit 14503: 2 Dock Door
<b>Legal</b>	Plan 5951KS, Block 3, Lot 1	<b>Op. Costs</b>	\$5.77 PSF	<b>Ramp to Grade Available</b>	
<b>Leaseable Area</b>	Unit 14535: 6,583 SF Unit 14539: 6,568 SF Unit 14511: 3,265 SF Unit 14503: 6,531 SF	<b>Zoning</b>	IM (Medium Industrial)	<b>HVAC</b>	Furnace and Gas-Fired unit heaters
<b>Yard Space</b>	± 3,290 SF	<b>Year Built</b>	1963	<b>Lighting</b>	T5
		<b>Ceiling Height</b>	14' Clear		
		<b>Parking</b>	37 paved surface stalls		

## Site Plan




# Nearby Amenities

 14515 121A Avenue

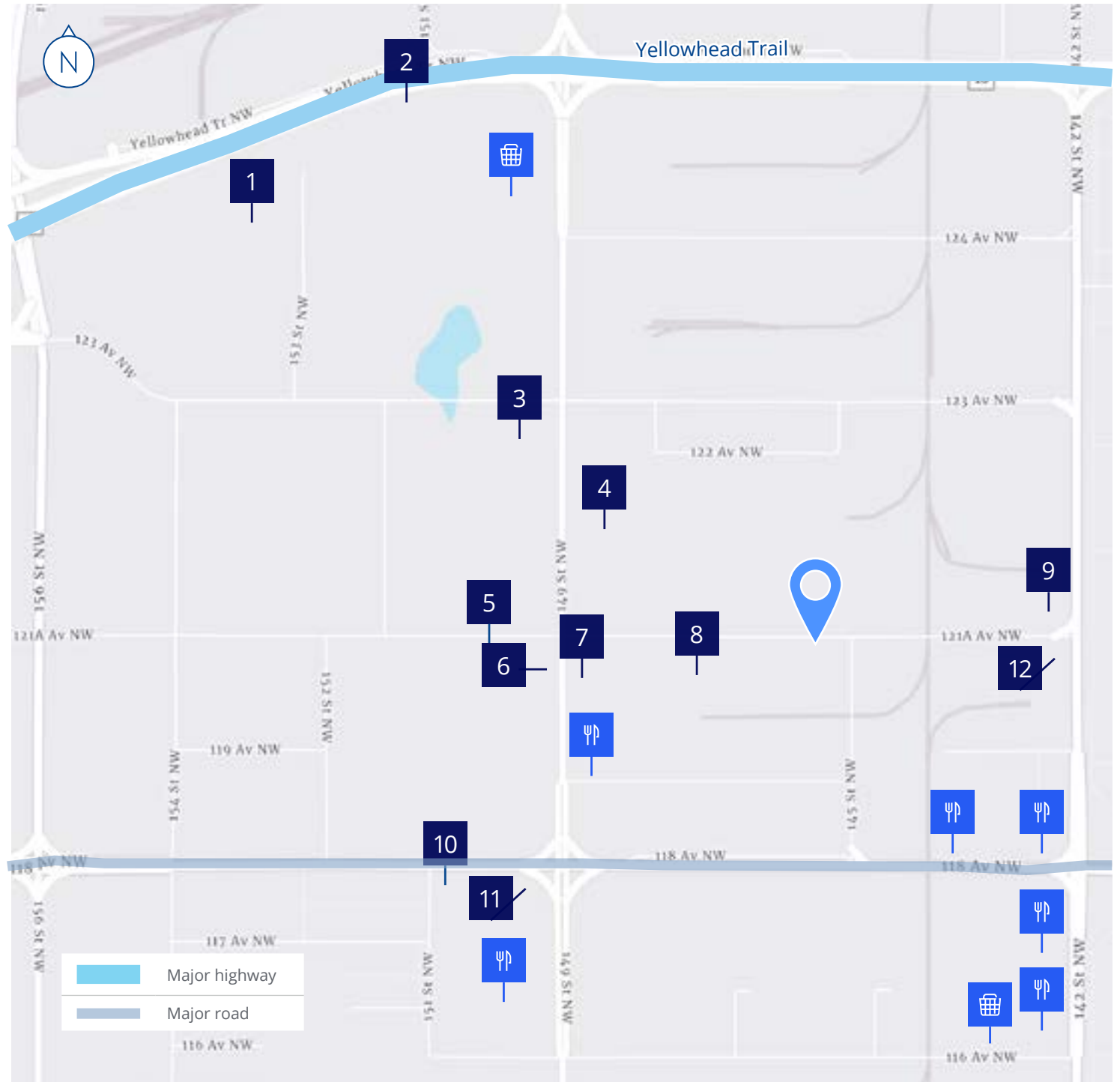
- 1** Pure Casino Yellowhead
- 2** Costco Gas Station
- 3** NAIT Patricia Campus
- 4** Canada Post
- 5** Servus Credit Union
- 6** Battery World
- 7** Walls Alive
- 8** Frontier Plumbing & Heating Supply
- 9** Kristian Electric
- 10** Beachcomber Hot Tubs & Patio
- 11** Telus
- 12** RBK Millwork

 Restaurants

From left:  
 Subway  
 Sunrise Bakery  
 Shanghai 465  
 Panda Hut Express  
 Wendy's  
 Max's Restaurant

 Grocery

From left:  
 Costco Wholesale  
 TGP Wholesale Market





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