

For Lease

Western Noise Control Building  
Office/Warehouse



**11602 - 119 Street**  
Edmonton, Alberta

## Property Features

- 12,787 sq.ft.± of office and warehouse space available
- Fenced and secured yard
- New reception and office area
- Storage rooms with potential for refrigeration
- Easy access to St. Albert Trail, Groat Road, and Yellowhead Trail
- Available immediately

**Travis Dochuk**

780 436 7410

[tdochuk@naiedmonton.com](mailto:tdochuk@naiedmonton.com)



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
[naiedmonton.com](http://naiedmonton.com)

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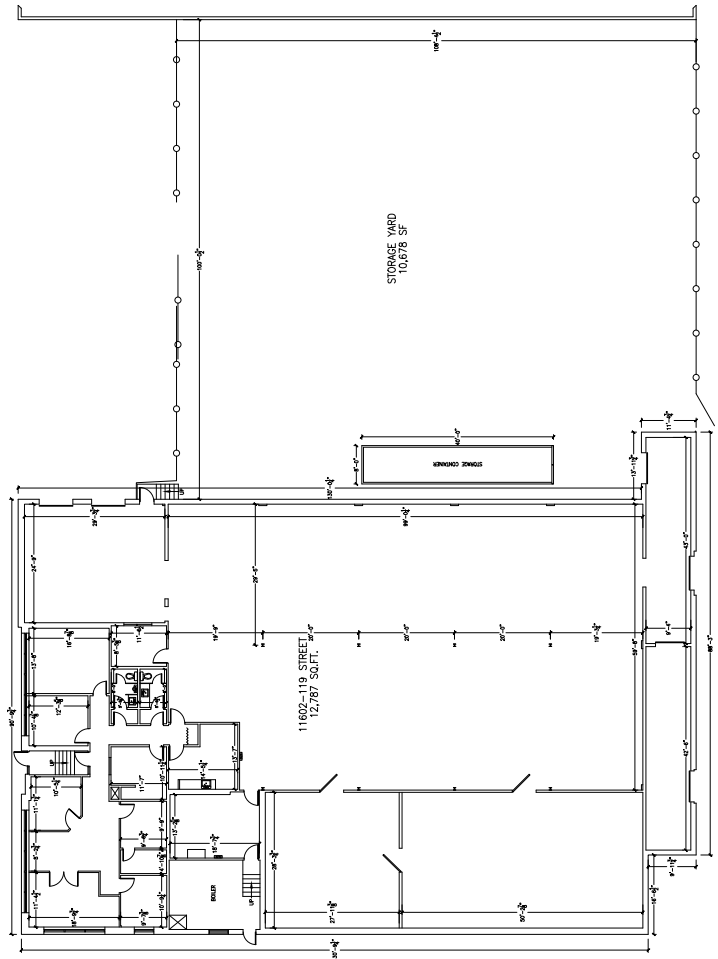


## 11602-119 Street

Edmonton, Alberta

### Additional Information

AREA AVAILABLE	12,787 sq.ft.±
LEGAL DESCRIPTION	Plan 1267HW, Block 195, Lot E
YARD	Fully fenced and paved
SITE SIZE	0.76 acres
LOADING	2 dock doors; 1 grade door
POWER	100 amp/240 volt, 3 phase (to be confirmed)
CEILING HEIGHT	13'3"
ZONING	Medium Industrial (IM)
HEATING	Forced air overhead
AVAILABILITY	Immediately
LEASE RATE	\$8.75/sq.ft./annum
OPERATING COSTS	\$2.71/sq.ft./annum (2018 estimate) Includes building insurance and property taxes



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NAI Commercial Real Estate Inc.