

FOR SALE OR LEASE  
Industrial Building  
6,700 sq.ft.± on 1 acre±



**11221 - 224 Street**  
Edmonton, Alberta

### Property Highlights

- High-efficiency precast concrete building
- 1,300 sq.ft.± of office design
- 1,300 sq.ft.± developed mezzanine as additional space
- Multiple O/H doors with 1x drive-through loading capability
- Fenced and graveled yard
- 5-ton overhead crane capable
- Industrial power (600 amp; 600 volt)
- 24'± clear ceiling height
- Exposure and quick access via controlled intersection to HWY 60, HWY 16, HWY 16A, and Anthony Henday Drive



**Chad Griffiths**

780 436 7410 • [cgriffiths@naiedmonton.com](mailto:cgriffiths@naiedmonton.com)

**Ryan Brown**

780 436 7410 • [rbrown@naiedmonton.com](mailto:rbrown@naiedmonton.com)

**Darcie Bouteiller**

780 436 7410 • [dbouteiller@naiedmonton.com](mailto:dbouteiller@naiedmonton.com)

**Vince Caputo**

780 436 7410 • [vcaputo@naiedmonton.com](mailto:vcaputo@naiedmonton.com)

YELLOWHEAD TRAIL



WINTERBURN ROAD

FOR SALE OR LEASE  
Industrial Building  
6,700 sq.ft.± on 1 acre±

231 STREET

112 AVENUE

224 STREET



## 11221 - 224 Street

Edmonton, Alberta

### Building Information

<b>PURCHASE PRICE</b>	<b>\$1,995,000 (\$252 psf)</b>
LEGAL DESCRIPTION	Lot 6, Block 1, Plan 8021483
BUILDING SIZE	6,700 sq.ft.±
CONSTRUCTION	Pre Eng Metal Building Construction
BUILDING LIGHTING	High Bay Sodium Lighting
R-VALUE	Wall: R-27; Roof: R-37
PROPERTY TAXES	\$29,069.61 (2018)

### Lease Rates

NET LEASE RATE	\$19.00/sq.ft./annum
OPERATING COSTS	\$3.50/sq.ft./annum (2018 estimate) Includes building insurance, property taxes, common area maintenance, management fees and utilities (gas, water and power)

### Warehouse Features:

WAREHOUSE SIZE	5,400 sq.ft.± (60'W x 90'L)
POWER	600 watt; 480 volts; 3 phase
CEILING HEIGHT	24' clear span
LOADING	4x 16' x 14' O/H doors; 3x 18' x 20' O/H doors
HEATING	Radiant tube heating
SUMP	2x - two stage compartment sumps
CRANE CAPACITY	5-ton

### Site Features:

LAND SIZE	1 acre±
BUILDING TO SITE RATIO	15%±
FRONT PARKING LOT	Heavy/light duty asphalt
ZONING	IM (Industrial Medium)
YARD	Fenced and graveled

### Chad Griffiths

780 436 7410 • cgriffiths@naiedmonton.com

### Ryan Brown

780 436 7410 • rbrown@naiedmonton.com

### Darcie Bouteiller

780 436 7410 • dbouteiller@naiedmonton.com

### Vince Caputo

780 436 7410 • vcaputo@naiedmonton.com

5715-A-2 CG/VC18

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



NAI Commercial Real Estate Inc.