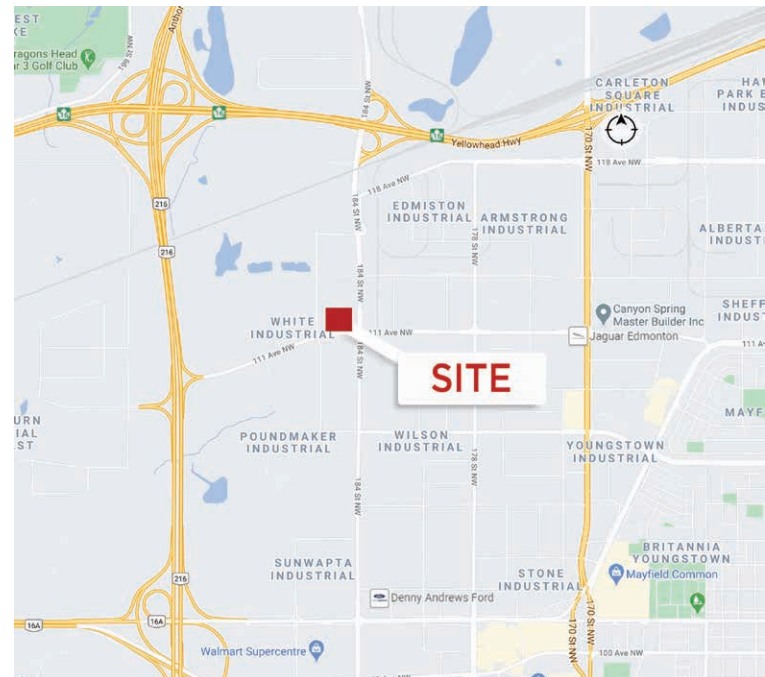




11,775 SF Dock & Ramped Grade Bay

Property Highlights

- Ample parking on site
- Two egress points of access along 111th Avenue, and two shared egress points of access at 184 Street and 186 Street
- Excellent access to Anthony Henday Drive and Yellowhead Trail
- Dock & Ramped Grade Loading
- 5,835 SF of office with large showroom area
- Sprinkler system



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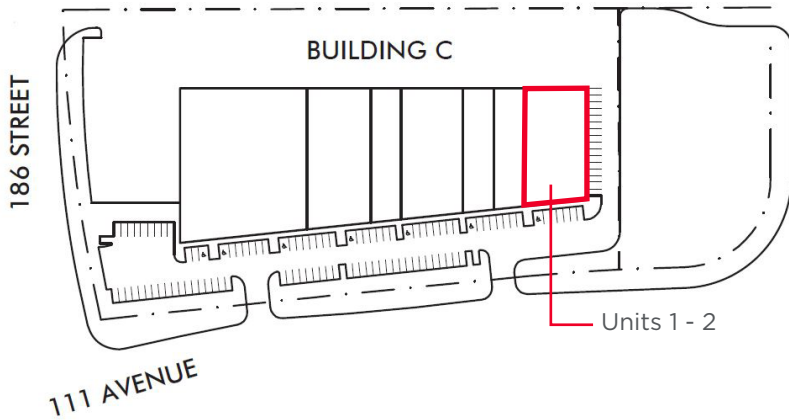
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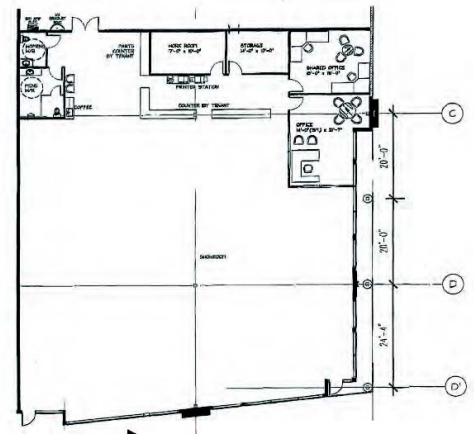
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Site Plan



Office/Showroom Floor Plan



Property Photos



Property Details

Municipal Address	18504 111 Avenue NW	
Zoning:	IB - Industrial Business	
Neighbourhood:	White Industrial	
Availability	Office	5,835 SF
	Warehouse	5,940 SF
	Total:	11,775 SF

Ceiling Height:	28' clear
Loading Doors:	(3) Dock & (1) Drive-In Grade with Ramp
Power:	250 Amp, 120 volt (TBC)
Lease Rate:	\$9.00 per SF
Operating Costs:	\$4.84 per SF (2020)

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