

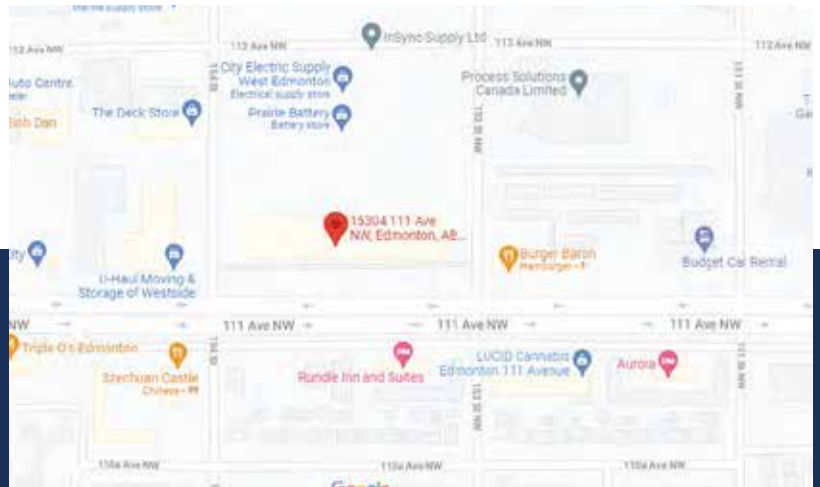


## Commerce

# Overview

This IB zoned building will be well suited for light industrial and office/warehouse developments. Ample parking, and a mix of grade level loading bays and grade and dock level loading bays will be the perfect compliment to its location on a major roadway (111 ave) and nearby 156 Street is a direct route to yellowhead Trail.

Bold colors, striking facades, and beautiful landscaping will offer a competitive edge for our tenants and their customers.



## Commerce

# Highlights

- High-volume traffic
- Large storage yard
- Attractive design
- On-site parking
- On an arterial road
- Near major bus route
- Well maintained and landscap
- Highly visible with signage

Commerce

# Specifications

**ADDRESS:** 15304-111 Avenue Edmonton AB  
15305-112 Avenue Edmonton AB

**TYPE:** Multi-tenant industrial

**ZONING:** IM

**AVAILABLE AREA:** Na

**YARD AREA:** Na

**LOADING:** Grade and dock

**CONSTRUCTION:** Pre-engineered steel frame. Exterior acrylic stucco and paneling

**HEATING:** RTU

**POWER:** 3 phase, 100 Amp

**CEILING HEIGHT:** 24'

**FLOORS:** 1

**SPRINKLERS:** Yes

**FIBRE OPTICS:** Yes



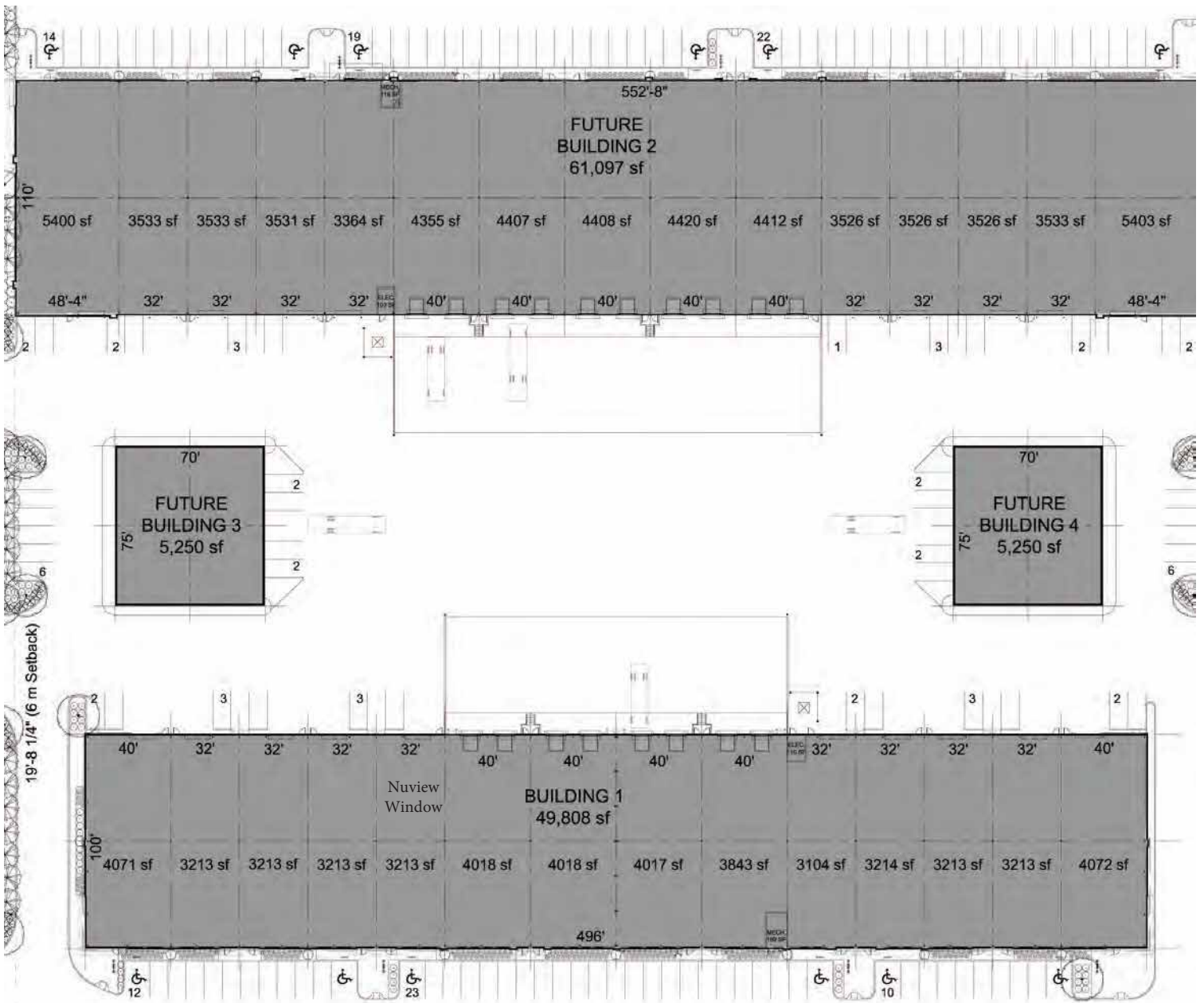
UNITS CURRENTLY

# Available

SUITE	RATE	SIZE	AVAILABLE
15358-111 Avenue	\$12.00 SQ FT	7,284 SQ FT	NO

\* As of December 2021





ADDRESS

15304-111 Avenue Edmonton AB  
15305-112 Avenue Edmonton AB

LEASING REPRESENTATIVE

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