



For Lease

Newly renovated office and warehouse space with brand new facade

- Multiple bays available in a well maintained business park in the heart of Edmonton's northwest industrial area
- Each bay has bonus concrete mezzanine area included free of charge
- Yard available for lease at market rates
- Grade loading
- Located in close proximity to major transportation routes including 111 Avenue, 118 Avenue, and Yellowhead Trail



JD Building

160 St. & 115 Ave., Edmonton

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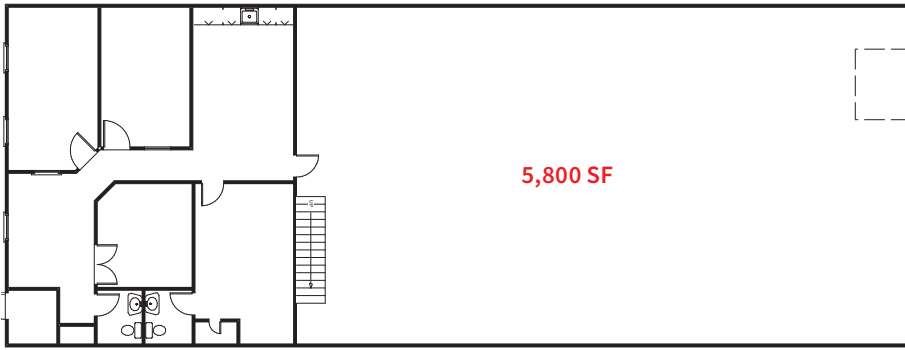
adam.butler@am.jll.com



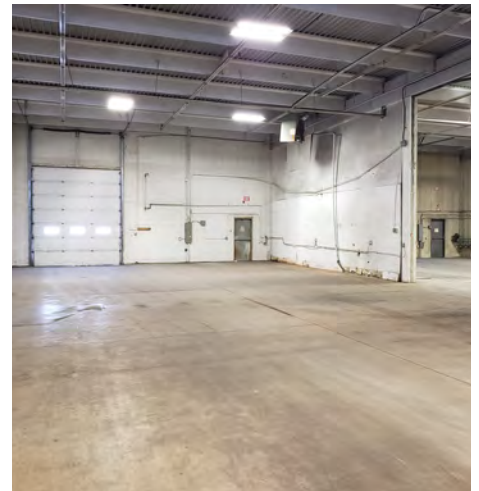
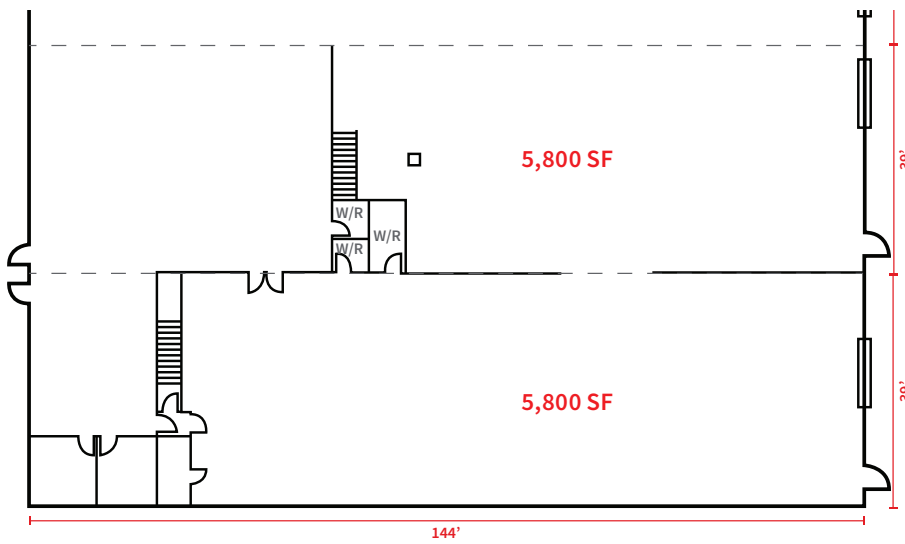
Property Details

- **Available Area:** 2,956 - 11,600 square feet
- **Zoning:** IM - Medium Industrial
- **Power:** 200 amp, 240 volt, 3 phase (TBC)
- **Heating:** Forced air
- **Lighting:**
 - Office Area: Fluorescent
 - Warehouse: T5 / T8
- **Loading:** Grade
- **Ceiling Height:** 18.5' - 20' clear
- **Security:** Cameras and alarm available
- **Access:** 5 access/egress points to property
- **Lease Rate:**
 - Building: \$8.00+ PSF
 - Yard: Market
- **Operating Costs:**
 - \$4.49 PSF (2020)
 - Includes water

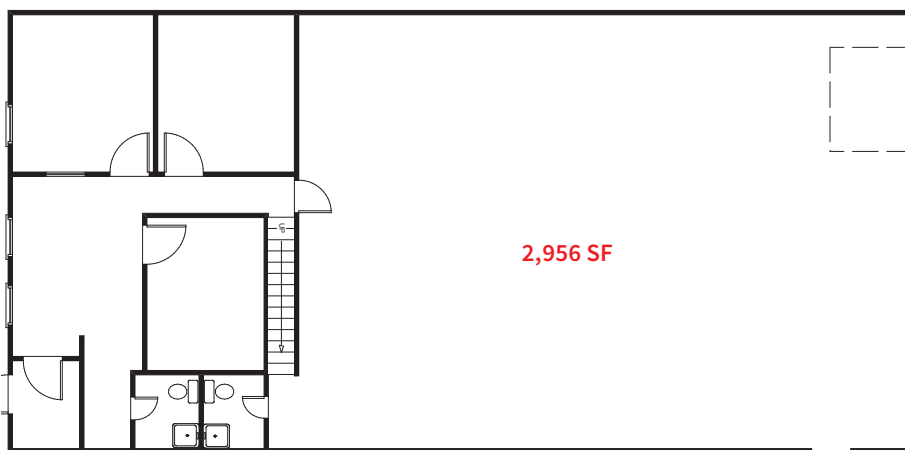
Floor Plan - Option 2

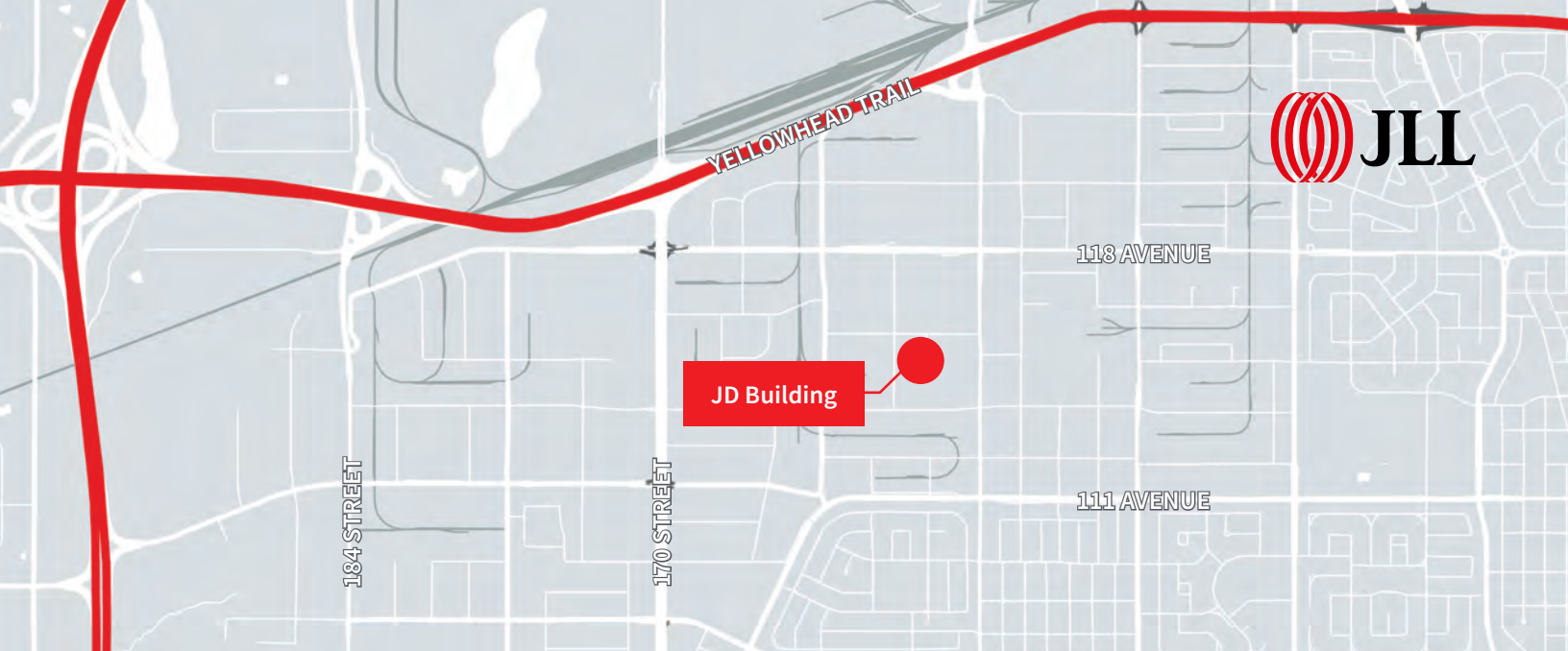


Floor Plan - Option 3



Floor Plan - Option 4





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