AVISON YOUNG

FOR LEASE

15108 118 AVENUE

MAIN FLOOR 17,850 SF WAREHOUSE AND SHOWROOM

- 4,484 SF showroom/office space
- Building signage available
- Dock & grade loading
- Quick access to Yellowhead Trail and 118 Avenue
- +/- 0.25 acres of yard available

For more information

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15108 118 AVENUE

FOR LEASE

LEGAL DESCRIPTION
Plan 9422876 Blk 19 Lot 7

ZONING
IM - Medium Industrial

AVAILABLE
Warehouse: 13,366 sf
Showroom/Office: 4,484 sf
Total: 17,850 sf

Additional 4,668 SF of second floor office space available

YARD
+/- 0.25 acres of yard available

Warehouse

LOADING
4 Grade, 2 Dock

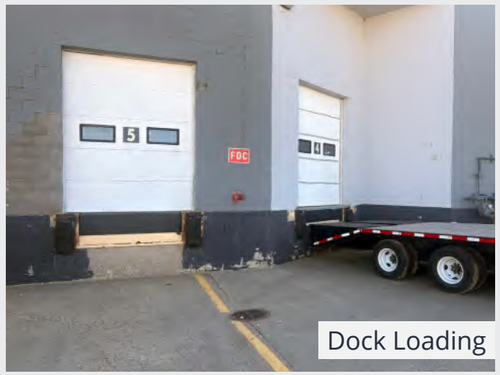
PARKING
+/- 12 stalls in front of building

LIGHTING
LED throughout

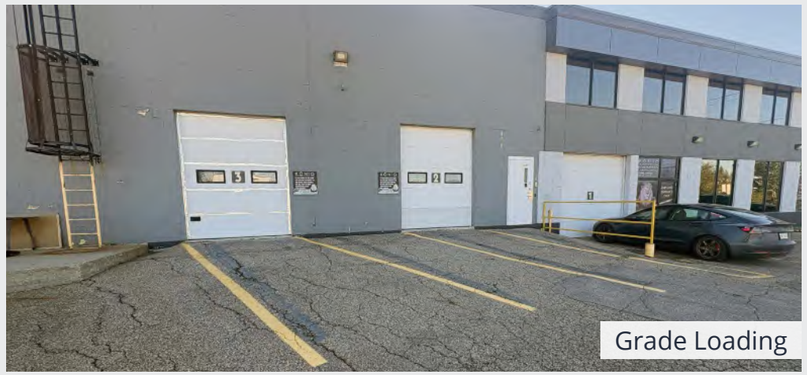
CEILING HEIGHT
20’ clear

POWER
200A, 120/480V, 3 Phase, 4 Wire (TBC)

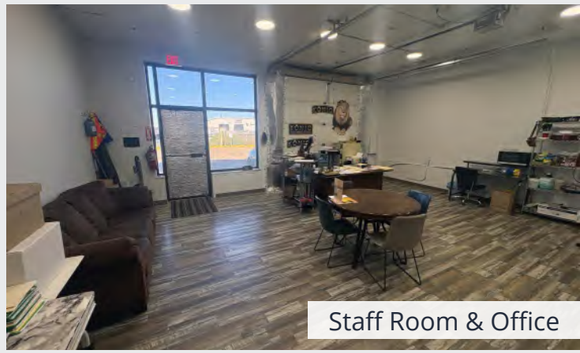
Showroom



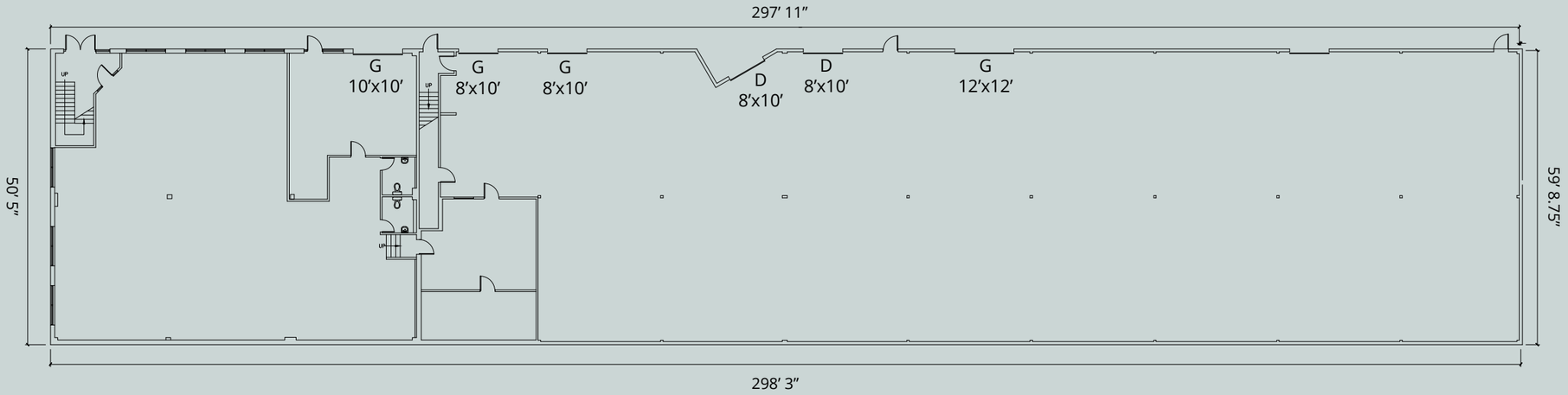
Dock Loading



Grade Loading



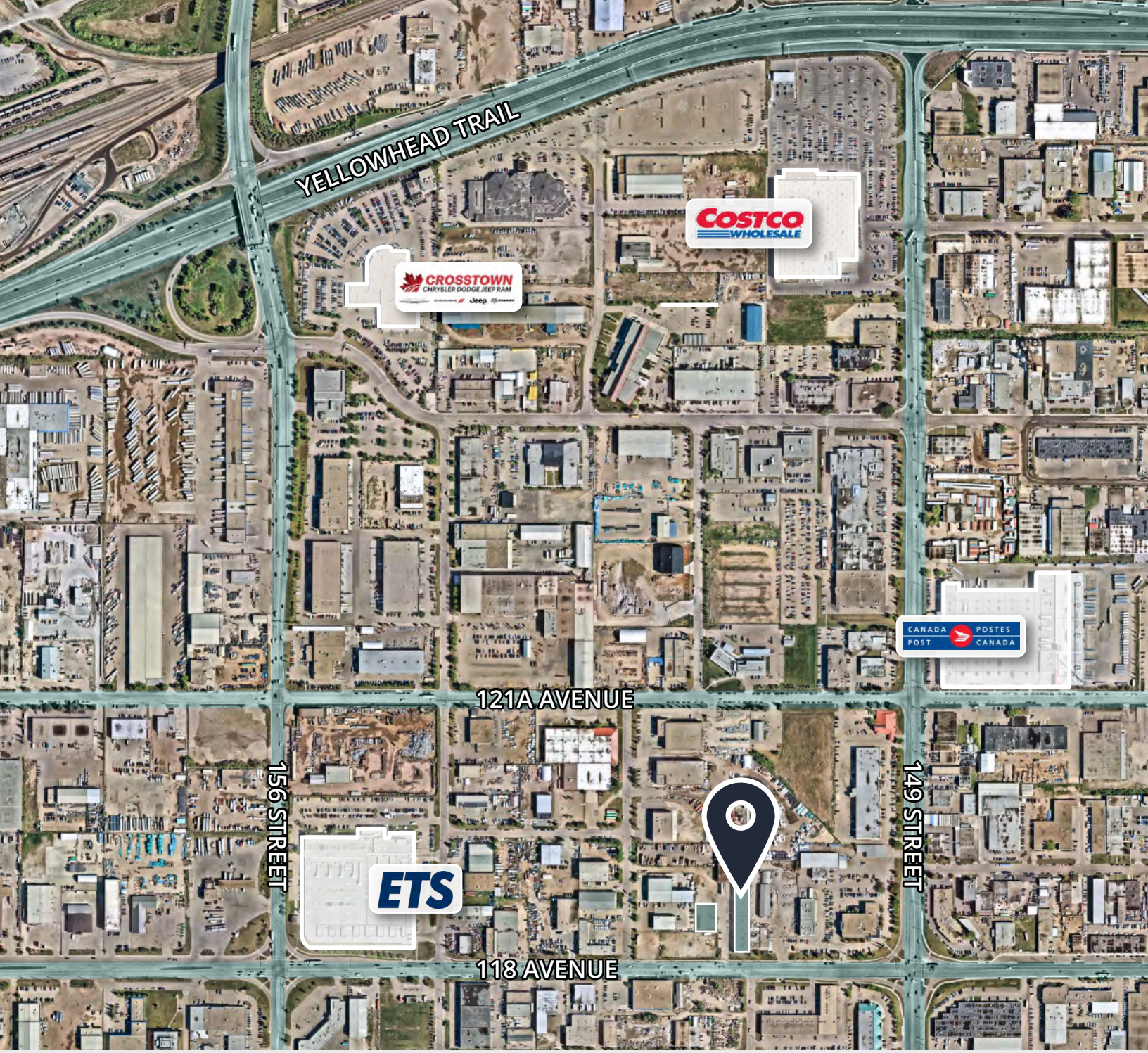
Staff Room & Office



RENTAL RATE
$8.75 psf

ADDITIONAL COSTS
Property Tax: $4.10 psf
Operating Costs: $3.66 psf
Utilities: $1.51 psf
Total: $9.27 psf

TIMING
Available February 1, 2027



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