

Highly Specialized Dock Building with Cooler

9706 - 135th Street SW
Edmonton, Alberta
www.cbre.ca

15,391 SF | Temperature Controlled High-Quality Warehouse Space



Highly Specialized Dock Loading Cooler Building

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Temperature Controlled High-Quality Warehouse Space

This exceptionally rare offering features a highly unique 15,391 sq. ft. facility positioned on an expansive 5 acre site, resulting in an extraordinarily low site coverage ratio—perfect for users seeking functionality, yard space, and long term flexibility.

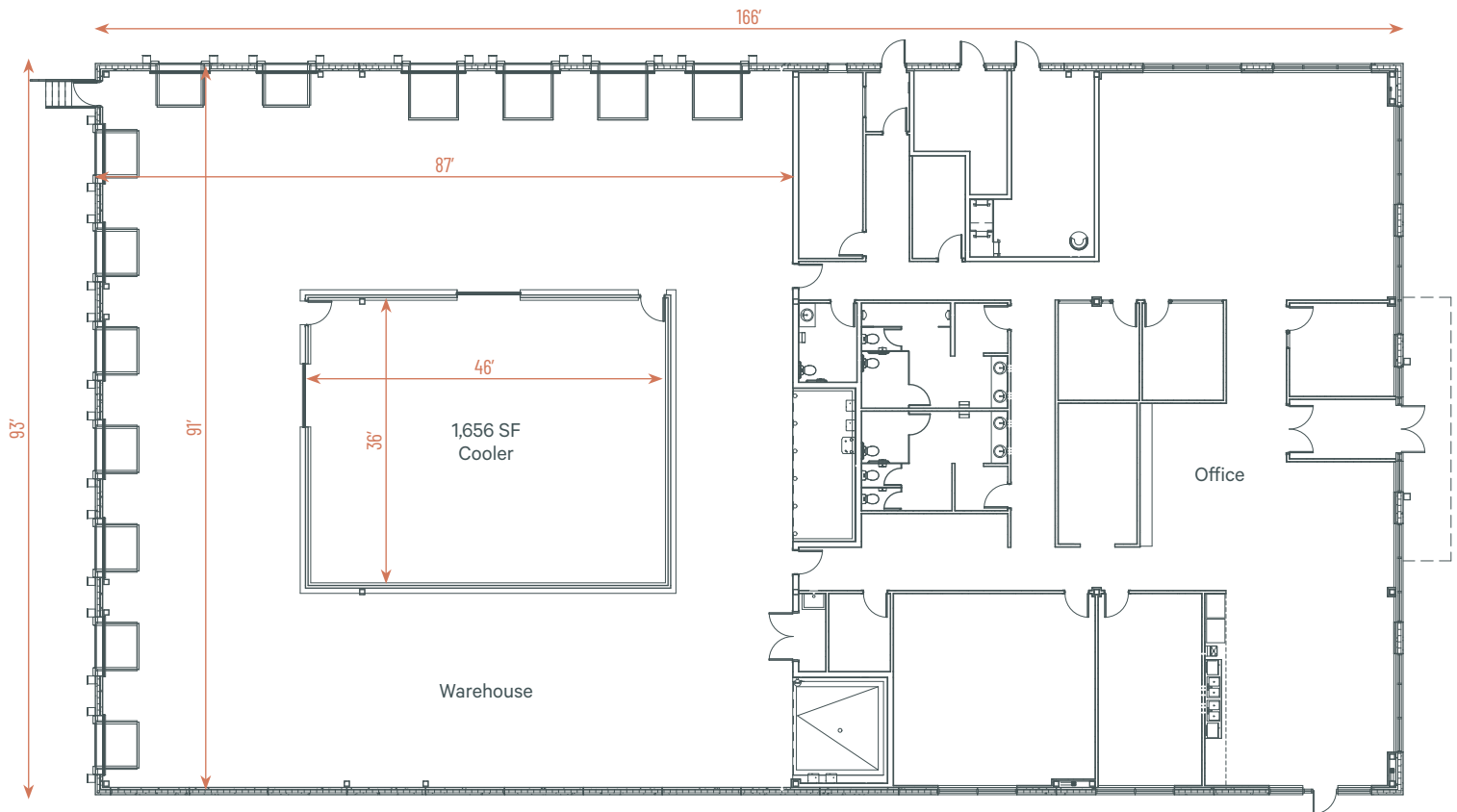
Purpose built and highly specialized, the building features an impressive 7,150 sq. ft. of high-quality office space, creating an ideal environment for corporate, administrative, or technical operations.

The balance of the building is thoughtfully configured with an even split between cooler space and high quality warehouse area, offering true versatility for temperature controlled distribution or specialized logistics users. The warehouse component is further enhanced by dual sided loading and a high count of dock level doors, maximizing throughput and operational efficiency.

For Sublease

Legal Address	Plan 2221964; Block 5; Lot 13
Zoning	ILES - Light Industrial Edmonton South
Year Built	2023
Site Size	4.71 Acres
Available Area	Office: 7,150 Sq. Ft. Warehouse: 8,241 Sq. Ft. Total: 15,391 Sq. ft. (warehouse dimensions: 87' x 91')
Dock Loading	(13) 8' x 10' with levelers (9 with heated pads via glycol system)
Construction	Tilt-up concrete
Ceiling Height	20' clear
Power	500 amp, 208 V (x2) (total of 1,000 amp)
Heating	Gas fired forced air, AC in office & warehouse

Lighting	LED
Air Make-Up System	Yes
Sprinklers	Fully sprinklered
Cooler Specifications	1,656 Sq. Ft. (46' x 36') (10' clear)
Yard	Fully fenced & gated
Parking	Paved parking area with 40 charged stalls
Fibre	Yes
Op Costs (2025)	
Sublease Rate	Market
Sublease Expiry	September 30th, 2043
Available	Immediately



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For Sublease



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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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