

Grade Loading Industrial Condo

20131 & 20135 - 106th Avenue
Edmonton, Alberta
www.cbre.ca

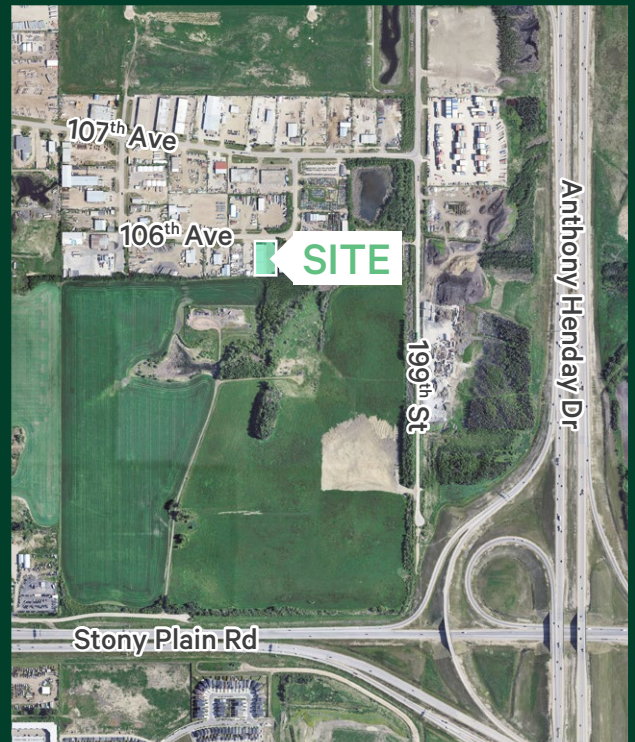
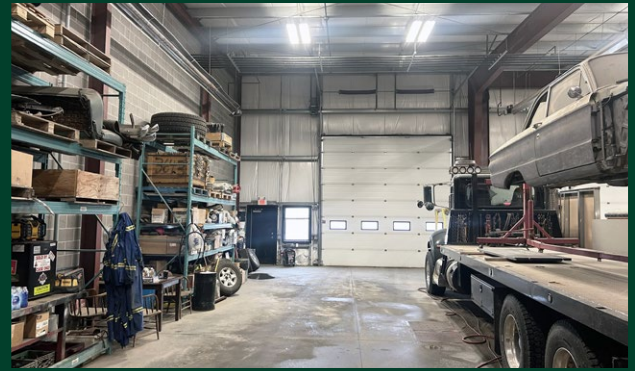
4,200 SF Available September 1, 2026



The Opportunity

4,200 sq. ft. industrial condo located in Winterburn. Easy access to Stony Plain Road and Anthony Henday Drive via Winterburn Road. The condo features a clear span warehouse and a paved and fenced yard space.

Legal Address	Condominium Plan 1422927; Units 5 & 6
Zoning	IM - Medium Industrial
Year Built	2013
Available Area	4,200 sq. ft.
Grade Loading	(2) 16' x 16' power doors
Bay Dimensions	60' x 70'
Heating	Radiant
Lighting	Fluorescent
Ceiling Height	20' clear
Power	225 amp, 120/208 volt, 3-phase <i>*To be confirmed</i>
Sumps	Yes
Yard	Paved & fenced
Op Costs (2026)	\$7.16 per sq. ft. / annum
Lease Rate	\$12.00 per sq. ft. / annum
Available	September 1, 2026



Contact Us

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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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