

**AVISON
YOUNG**

FOR SALE OR LEASE

17531
114 AVENUE

25,759 SF on 1.20 Acres

For more information

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17531 114 AVENUE

This versatile industrial property offers a total of 25,759 square feet of functional space on a 1.20-acre site. It features a 1,500 SF sales office, a 150 SF dedicated shipping office, and a spacious 24,109 SF warehouse, which can be demised into two separate units. With four dock-level doors and one grade-level loading bay, the facility is well-equipped for efficient logistics and distribution operations.

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Legal Description Plan 0020203; Block 8; ROT 5

Site Size 1.20 acres

Building Area Sales office: 1,500 SF
Shipping office: 150 SF
Warehouse: 24,109 SF
Total: 25,759 SF

Zoning BE - Business Employment

Ceiling Height 23' - 24'

Loading Dock (4) & Grade (1)

Power 200 amp 208 volt 3 phase 4 wire
(2 services) 200 amp 208 volt 3 phase 4 wire (TBC)

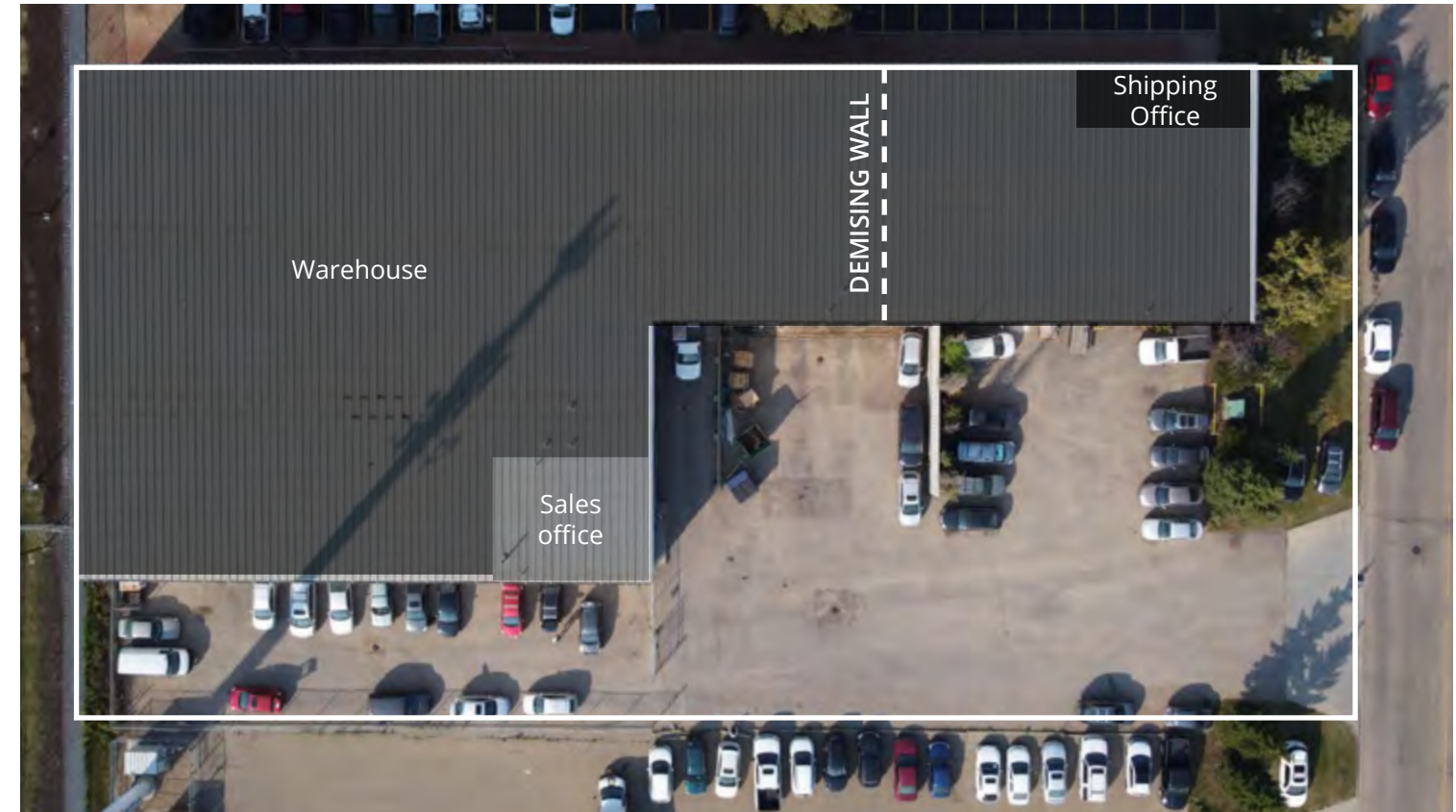
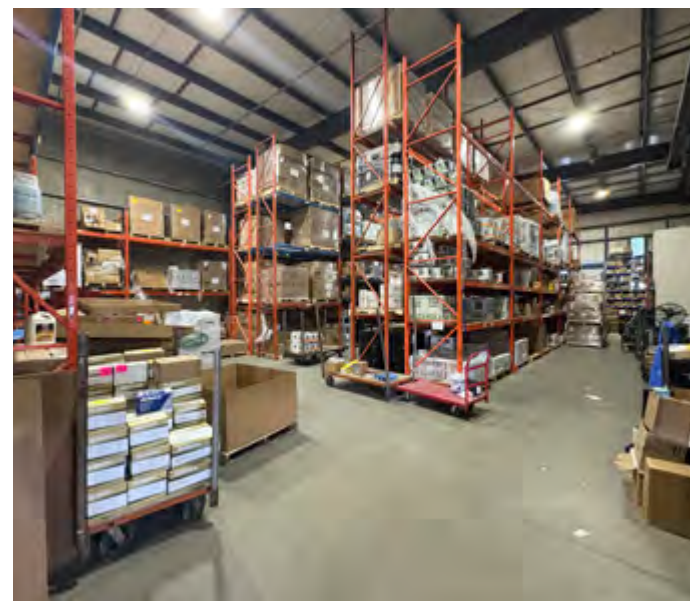
Rental Rate \$12.00 PSF

Operating Costs \$4.85 PSF (2026)

Property Taxes \$102,874.22 (2026)

Sale Price \$4,850,000

Available April 1, 2026



LED LIGHTING



ABILITY TO DEMISE



SPRINKLER



RADIANT TUBE HEATING



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