

15923 114 AVENUE

EDMONTON, AB

FOR LEASE



6,000 SF WITH SECURE AND FENCED YARD

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
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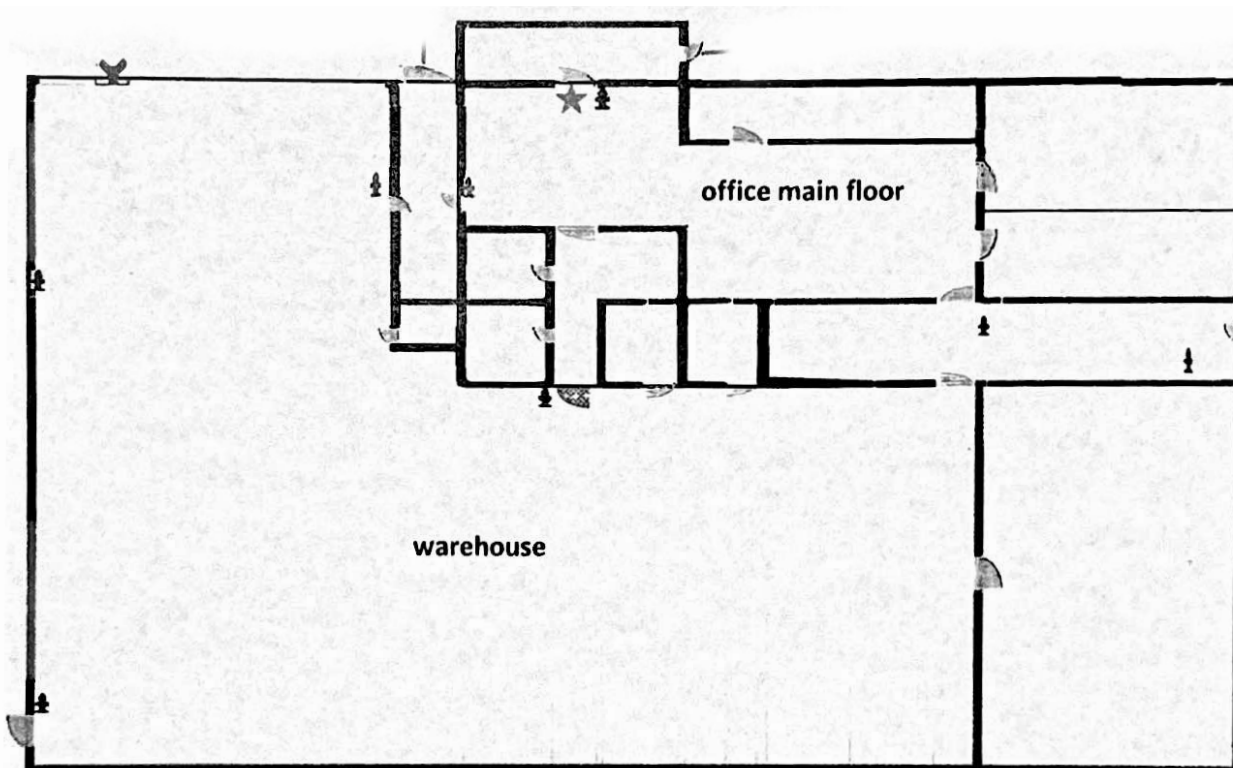
 **CUSHMAN & WAKEFIELD**
Edmonton

PROPERTY HIGHLIGHTS

- Dock and grade-level loading
- Secure fenced yard compound
- Second-floor office excluded from leasable area
- Ample on-site parking



FLOOR PLAN



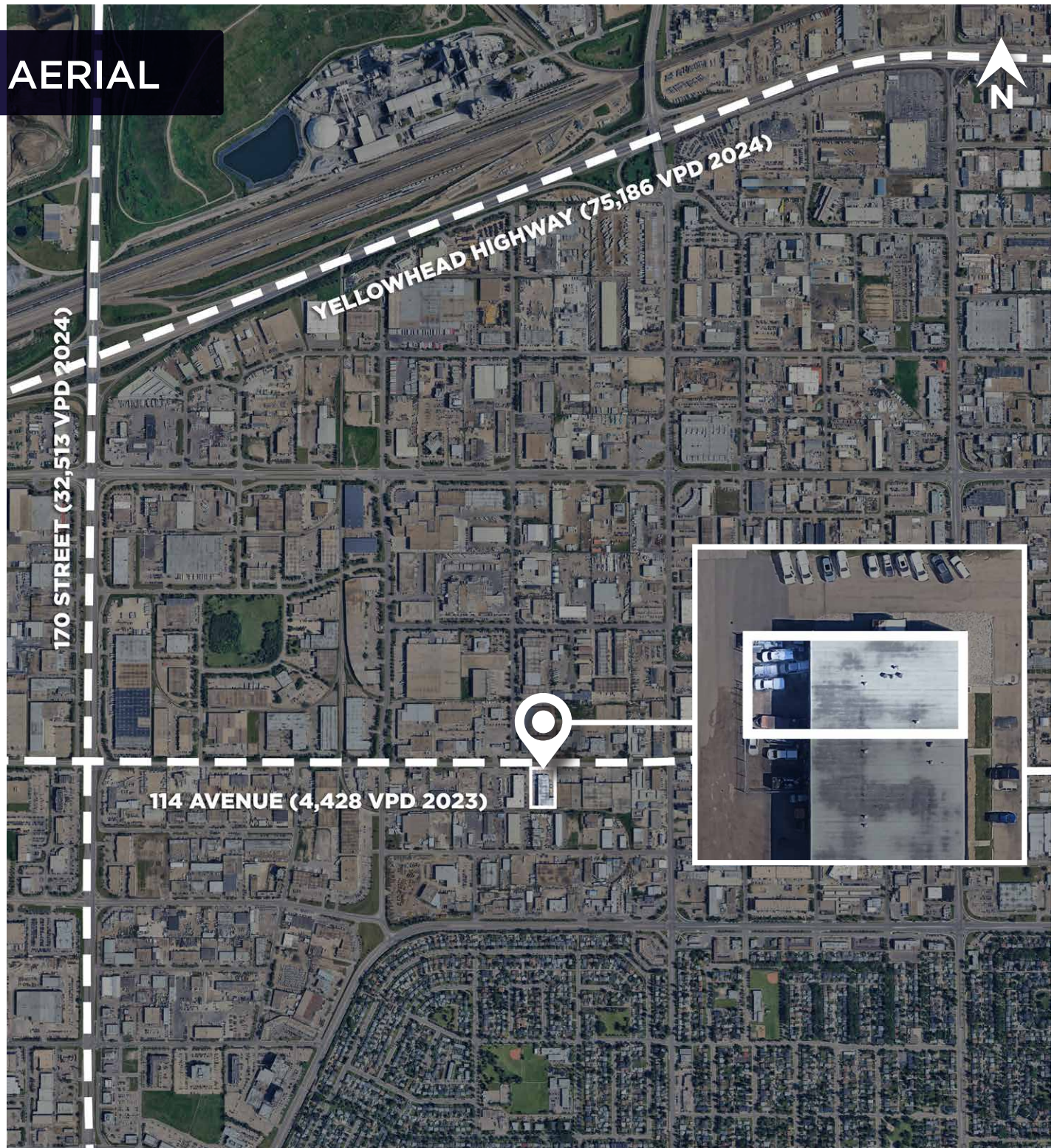
*Not to scale

PROPERTY DETAILS

MUNICIPAL ADDRESS	15923 114 Avenue, Edmonton, AB
LEGAL DESCRIPTION	Plan 987KS Blk 5 Lot 9
ZONING	IM - Medium Industrial
LEASABLE AREA	±6,000 SF
LOADING DOORS	Grade (1) 12'x14', Dock (1) 8'x10'
POWER	TBD
HEATING	Gas fired units
LIGHTING	T5
CLEAR HEIGHT	24' under deck - 21' clear
LEASE RATE	Market
OPERATING COST	\$4.69 /SF (2026)
AVAILABILITY	Immediately



AERIAL



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