



14535 - 14539 121A Avenue, Edmonton

Flexible industrial space with yard available **for lease**

Conveniently located and well-maintained industrial property in Dominion Industrial.

Completely upgraded with new paint, lighting, and flooring, the property also includes a 6,580 SF of fenced and gated yard space and a large open marshalling area, suitable for trucks of all sizes. Conveniently located between 142 Street and 149 Street in Dominion Industrial, the site provides quick access to major roadways, including Yellowhead Trail and 118 Avenue.



1-min access to
Yellowhead Trail



Large loading and
marshalling area



2-min. walk to
transit stop



Professionally
managed property

Randi Burton

Senior Associate
+1 780 969 3018

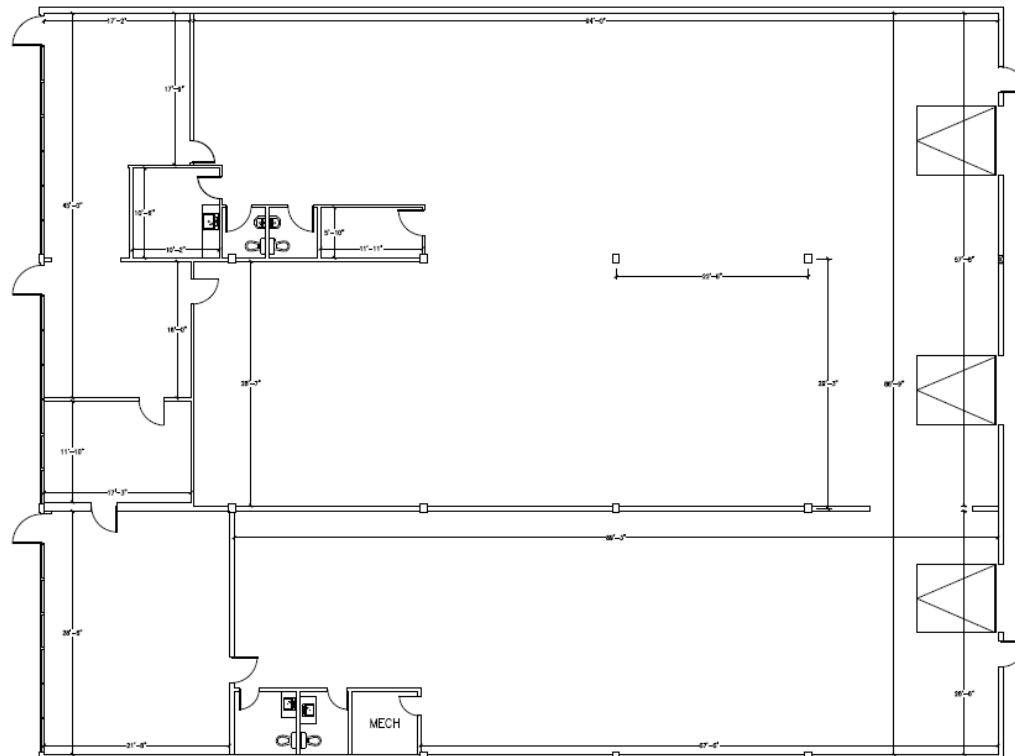
randi.burton@colliers.com

Colliers

Property Overview

Municipal Address	14535 - 14539 121A Avenue, Edmonton	Lease Rate	Market	Available	September 1, 2026
Legal	Plan 5951KS, Block 3, Lot 1	Op. Costs	\$6.20PSF	Loading	3 Dock Door
Leaseable Area	9,843 SF	Zoning	IM (Medium Industrial)	HVAC	Furnace and Gas-Fired Unit Heaters
Demisable Area	14535 – 6,568 SF 14539 – 3,275 SF	Yard Space	6,580 SF	Parking	37 paved surface stalls
Year Built	1963	Yard Rate	\$1.50 PSF	Ceiling	14' Clear

Floor Plan



Nearby Amenities



14535 - 14539 121A Avenue

- 1 Pure Casino Yellowhead
- 2 Costco Gas Station
- 3 NAIT Patricia Campus
- 4 Canada Post
- 5 Servus Credit Union
- 6 Battery World
- 7 Walls Alive
- 8 Frontier Plumbing & Heating Supply
- 9 Kristian Electric
- 10 Beachcomber Hot Tubs & Patio
- 11 Telus
- 12 RBK Millwork



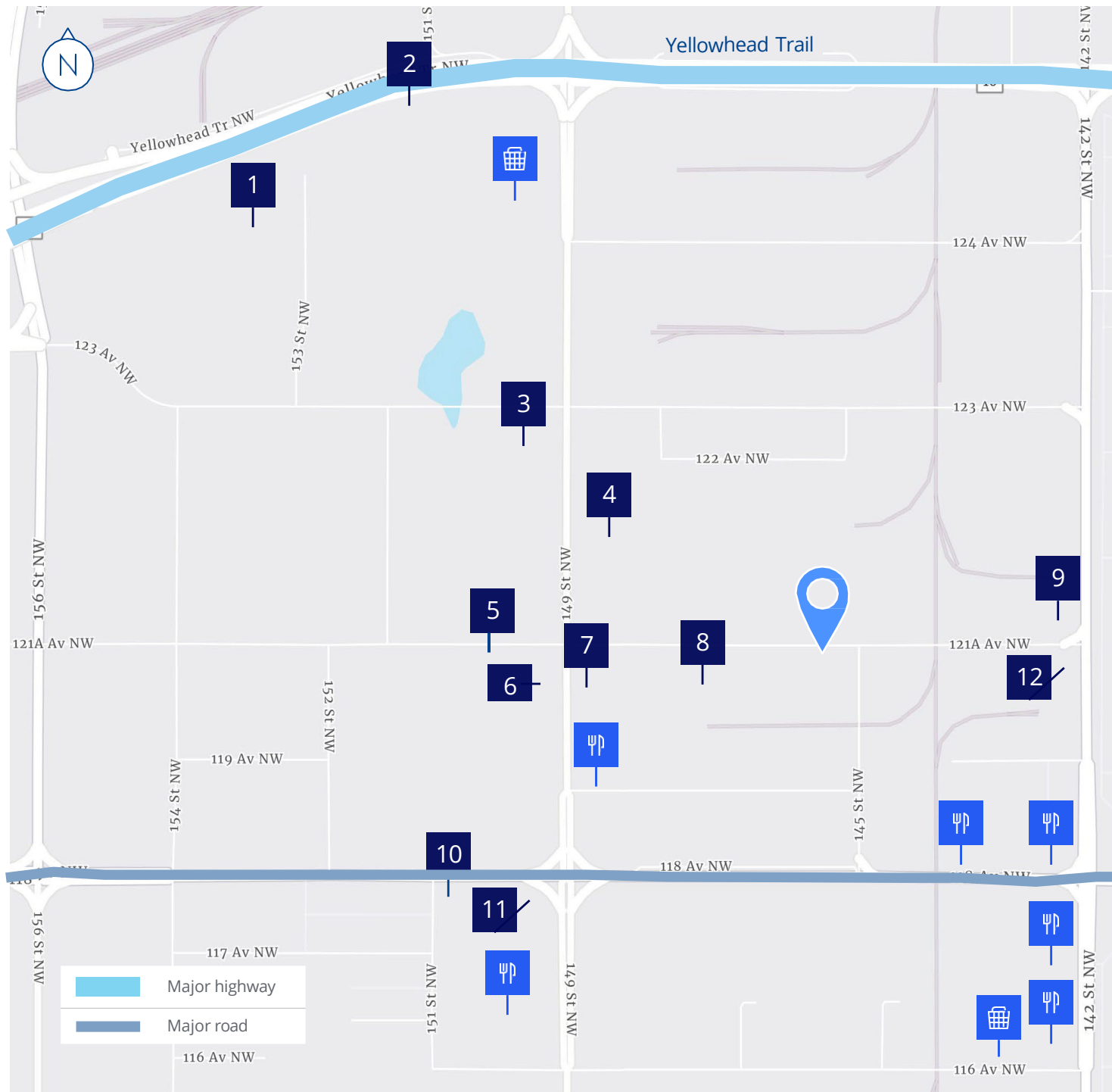
Restaurants

From left:
Subway
Sunrise Bakery
Shanghai 465
Panda Hut Express
Wendy's
Max's Restaurant



Grocery

From left:
Costco Wholesale
TGP Wholesale Market





14535 - 14539 121A Avenue, Edmonton

Randi Burton

Senior Associate
+1 780 690 2986
randi.burton@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2025 Colliers Macaulay Nicolls Inc.

[View Online Listing](#)



collierscanada.com