

Yellowhead Warehouse

ECONOMICAL DISTRIBUTION WAREHOUSE SPACE

13940 YELLOWHEAD TRAIL, EDMONTON, AB

FOR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

RYAN BROWN

Partner
780 964 8624
rbrown@naiedmonton.com

DAVID SABO

Senior Associate
587 635 2482
dsabo@naiedmonton.com

CHAD GRIFFITHS

Partner, Associate Broker
780 436 7414
cgriffiths@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com

ED STENGER

Senior Associate
587 635 2483
estenger@naiedmonton.com

Colisted with:

JIM BIJOU

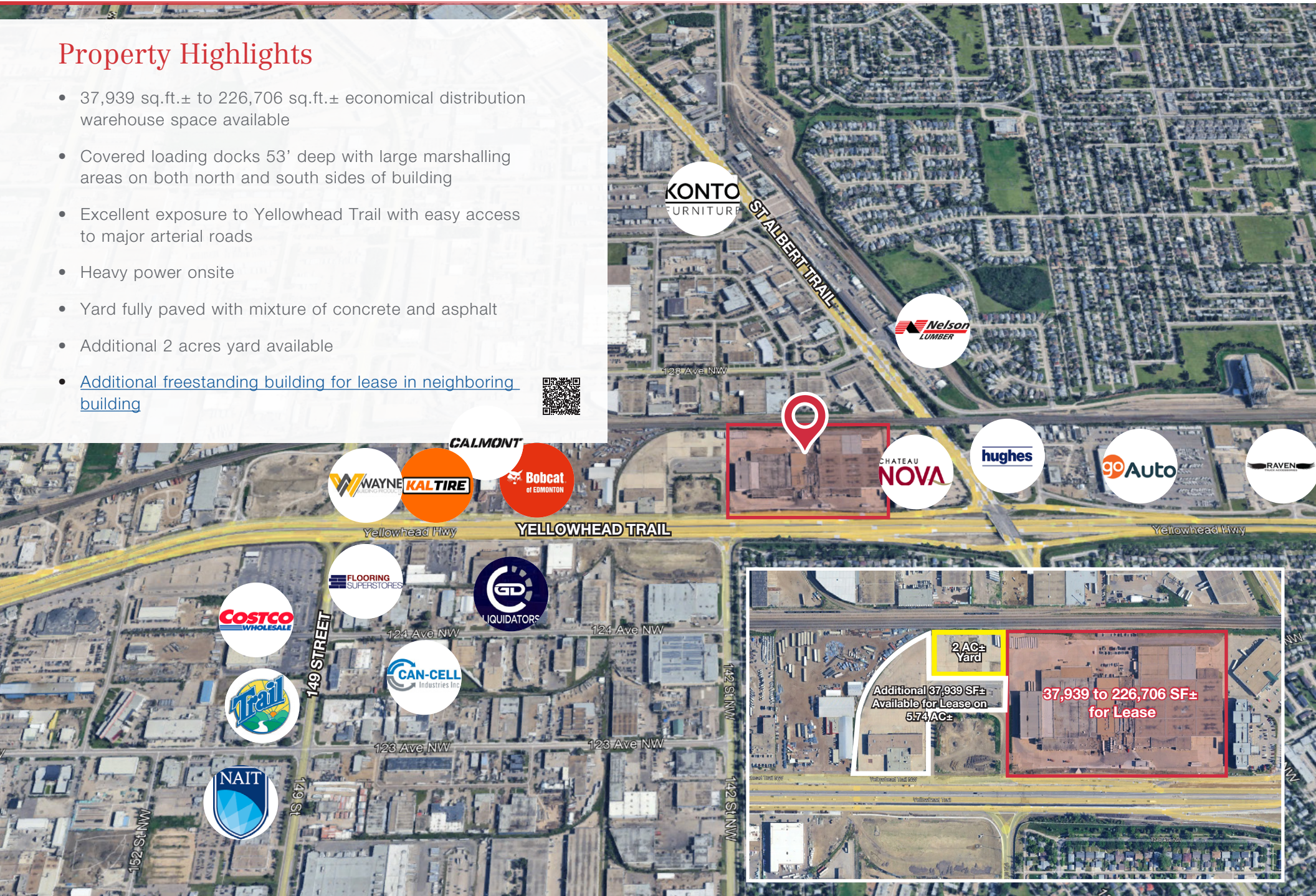
Senior Vice President Industrial - Colliers
780 405 0222
jim.bijou@colliers.com

CHARLIE GAWLICKI

Associate, Industrial - Colliers
780 288 5448
charlie.gawlicki@colliers.com

Property Highlights

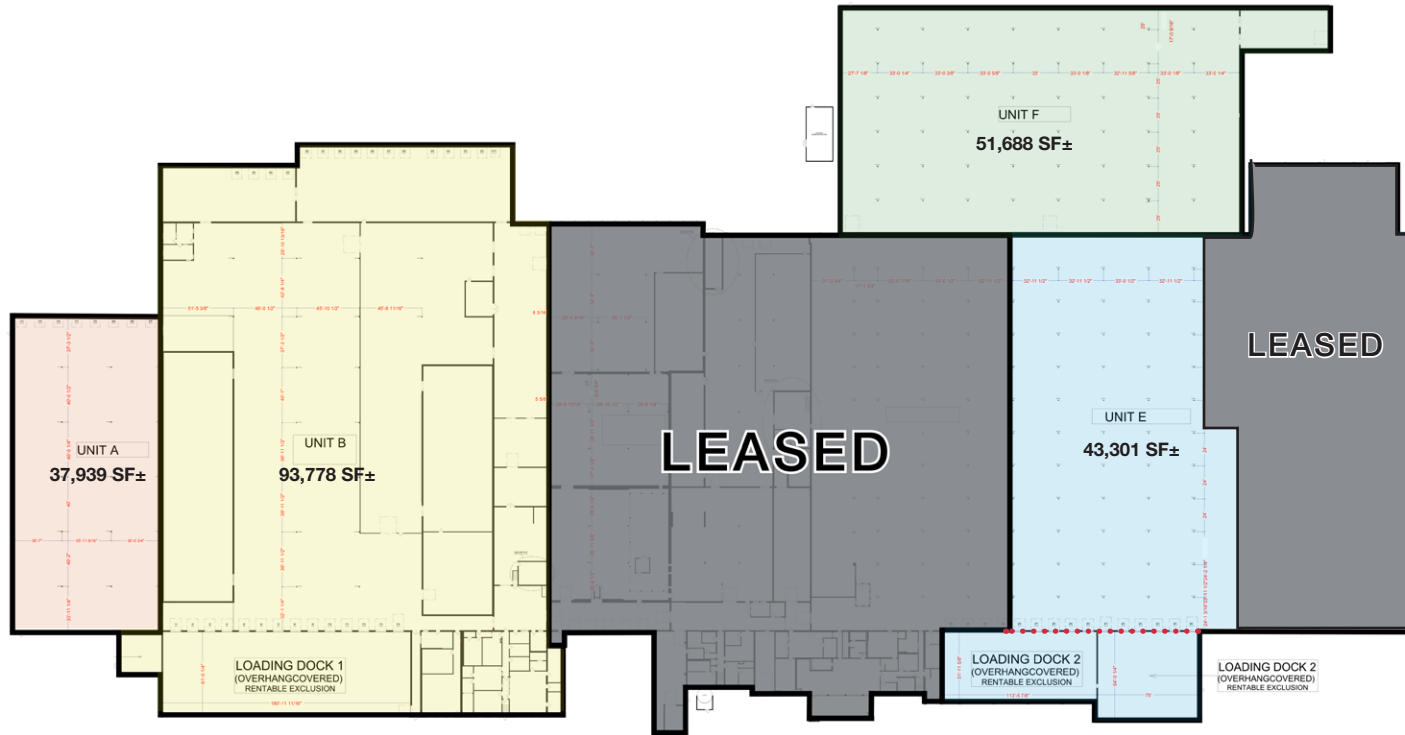
- 37,939 sq.ft.± to 226,706 sq.ft.± economical distribution warehouse space available
- Covered loading docks 53' deep with large marshalling areas on both north and south sides of building
- Excellent exposure to Yellowhead Trail with easy access to major arterial roads
- Heavy power onsite
- Yard fully paved with mixture of concrete and asphalt
- Additional 2 acres yard available
- [Additional freestanding building for lease in neighboring building](#)



Additional Information

| | |
|-------------------|--|
| LEGAL DESCRIPTION | 99926700 Block A Lot 11 |
| SITE SIZE | 18.19 acres± |
| BUILDING SIZE | 387,202 sq.ft. 160,495 sq.ft. - LEASED 37,939 to 226,706 sq.ft. - AVAILABLE |
| ZONING | IM (Medium Industrial) |
| CONSTRUCTION | Concrete block |
| ZONING | IM (Medium Industrial) |
| HEATING | Combination of gas-fired tube heater and unit heaters |
| POWER | 12,000 Amp 600 Volt (TBC) |
| OTHER | Fully sprinklered building |
| OCCUPANCY | Available Immediately |
| LEASE TERM | 3 - 10 years |
| NET RENT | Unit A: \$8.50/sq.ft./annum Units B, E: \$7.50/sq.ft./annum Unit F: \$6.50/sq.ft./annum |
| OPERATING COSTS | \$4.14/sq.ft./annum (2026) includes property tax, insurance, common area maintenance and management fees |





FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT


| UNIT | SIZE | LOADING | CEILING HEIGHT | COLUMN SPACING |
|-------|-----------------|---|----------------|----------------|
| A | 37,939 sq.ft.± | (8) 10'x10' Dock w Levelers | 32' | 36' X 40'± |
| B | 93,778 sq.ft.± | (16) 10'x10' Dock w Levelers; (14) 10'x10' Dock/covered O/H | 16' | 46' X 40'± |
| A & B | 131,717 sq.ft.± | (24) 10'x10' Dock w Levelers; (14) 10'x10' Dock/covered O/H | 16-32' | |
| E | 43,301 sq.ft.± | (11) 10'x10' Dock/covered O/H | 20' | 33' X 24'± |
| F | 51,088 sq.ft.± | (1) Grade | 20' | 33' X 25' |
| E & F | 94,389 sq.ft.± | (11) 10'x10' Dock/covered O/H; (1) Grade | 20' | |



Yellowhead Warehouse

NAI Commercial

 4601 - 99 Street NW, Edmonton, AB T6E 4Y1

 780 - 436 - 7410

 www.naiedmonton.com