



FOR LEASE

1.25 Acres | 12,124 ft² First Class Industrial Building NW Edmonton

COPPERTONE III BUILDING

11921 – 152 Street, Edmonton, AB

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PROPERTY OVERVIEW

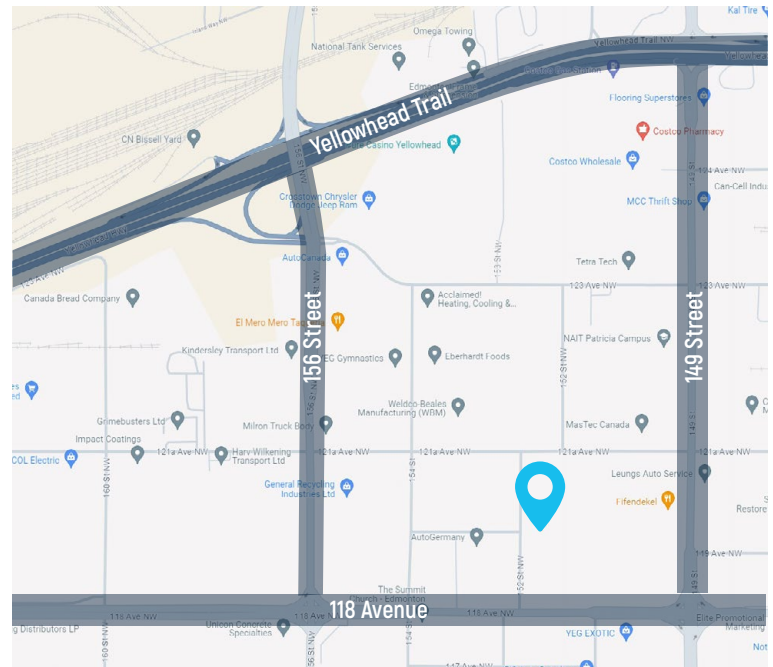
Within Imperial's Coppertone Industrial Common is a cluster of first-rate service and industrial buildings with one common theme. Each of our buildings share a copper façade that creates a look of quality that stands head and shoulders above anything in the immediate area and more notably they are immediately identified as an Imperial Equities' property. The newest addition to Coppertone Industrial Common is our Coppertone III property.

Developed by Imperial Equities in 2018 this innovative 12,124 ft² building has incorporated many of the LEEDS building standards and is situated on 1.25 acres of completely serviced and surfaced land. The ultra modern 3,500 ft² office component is positioned on 2 levels and features two separate stairwells each with exterior access. The warehouse/shop boasts elements that will rival most LEEDS certified buildings with fully automated LED lighting, energy efficient mechanical systems and even a built-in oil separator.

PROPERTY DETAILS

Property Address	11921 - 152 Street, Edmonton, AB
Legal Description	Plan 1223442, Block 19, Lot 12
Building Age	Constructed in 2018
Site Coverage	20%
Zoning	IM Medium Industrial
Lot Size	1.25 Acres or 4,856 M ²
Yard	Approximately 0.75 acres Fully fenced
Warehouse Ceiling Height	24' Under Truss
Overhead Doors	5 - 12' x 14' Translucent Doors
Heating	HVAC
Lighting	LED
Sprinklers/Fire Alarm System	Fully Sprinklered
Power	600 Volt, 347 - 3 Phase
Lease Rate	\$16.00
Operating Costs	\$8.46 PSF (2025 Estimate)
Availability	Immediately

PROPERTY LOCATION



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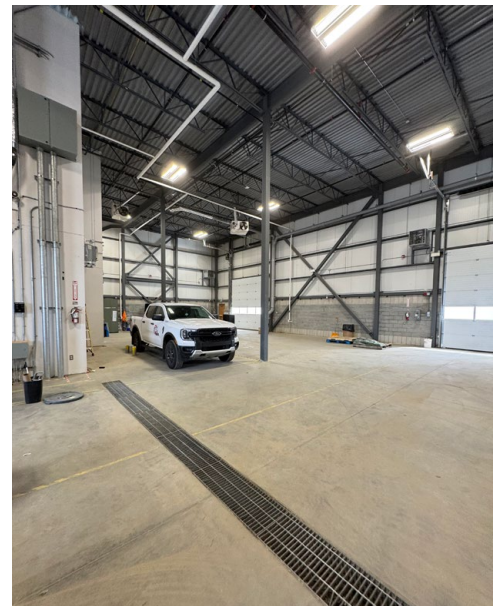
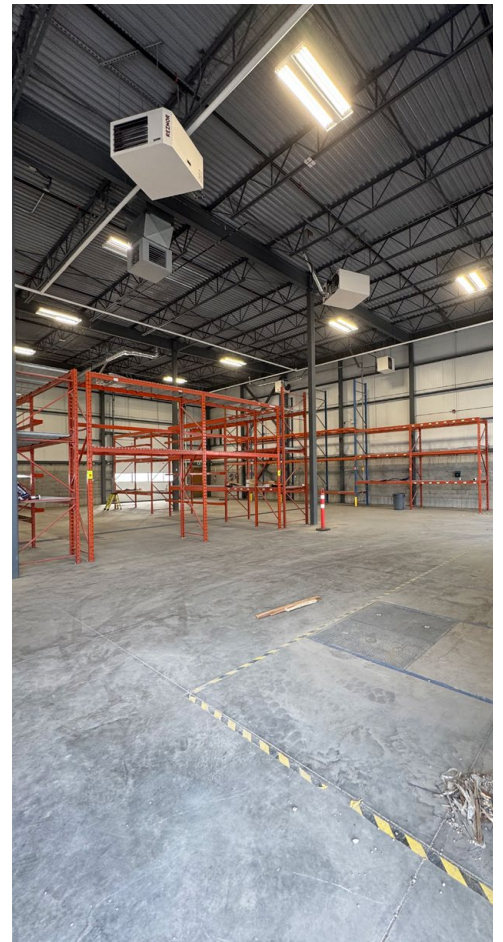
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