



High Exposure Office/Warehouse

39,587 SF± ON 5.74 ACRES±

14360 YELLOWHEAD TRAIL, EDMONTON, AB

FOR LEASE



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



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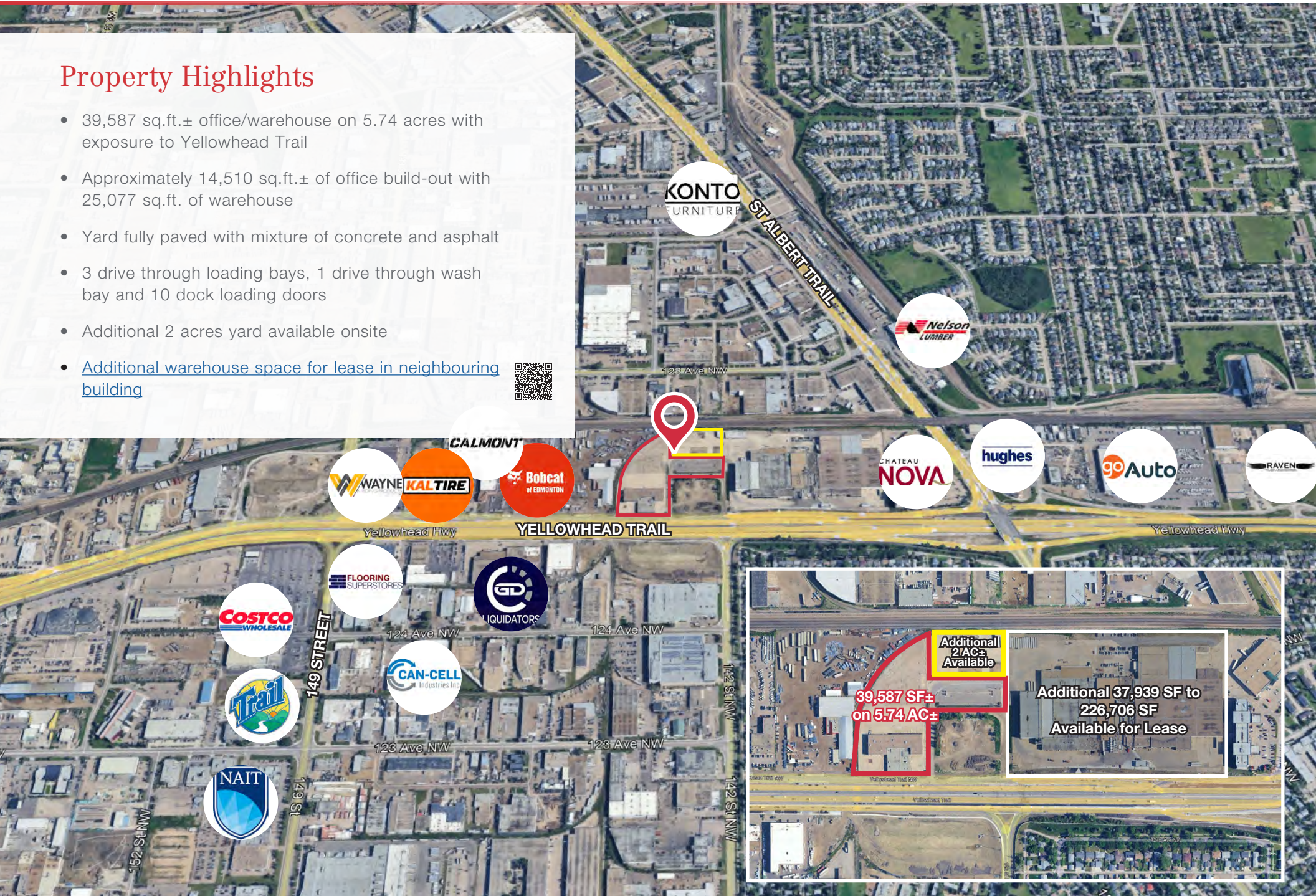
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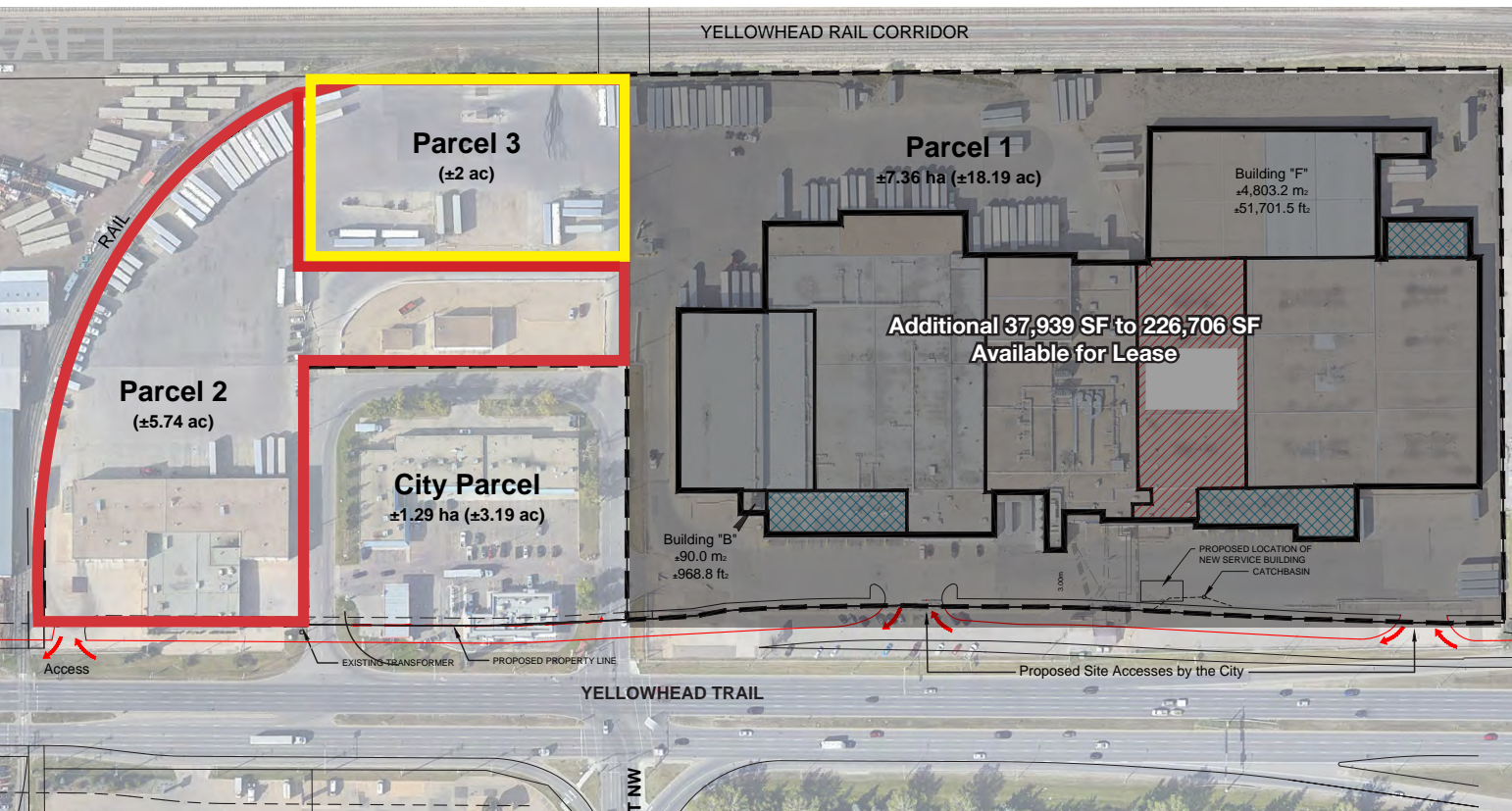
Property Highlights

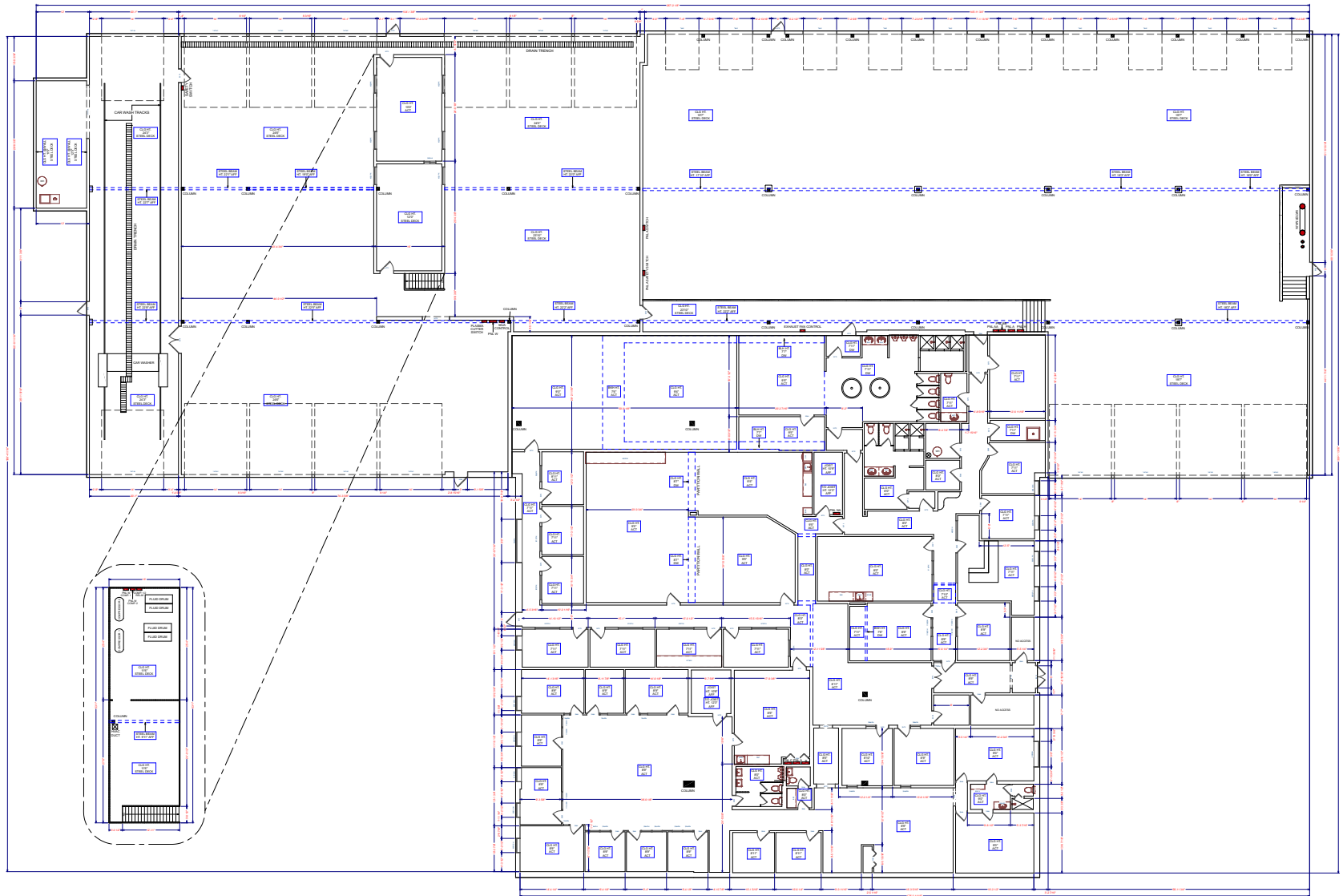
- 39,587 sq.ft.± office/warehouse on 5.74 acres with exposure to Yellowhead Trail
- Approximately 14,510 sq.ft.± of office build-out with 25,077 sq.ft. of warehouse
- Yard fully paved with mixture of concrete and asphalt
- 3 drive through loading bays, 1 drive through wash bay and 10 dock loading doors
- Additional 2 acres yard available onsite
- [Additional warehouse space for lease in neighbouring building](#)



Additional Information

LEGAL DESCRIPTION	99926700 Block A Lot 11	LOADING	(10) 8' X 8' Dock Loading Doors, (11) 14'X16' Grade Loading Doors
SITE SIZE	5.74 acres±	OCCUPANCY	Available Immediately
BUILDING SIZE	25,077 sq.ft. (Warehouse) 14,510 sq.ft. (Office) 39,587 sq.ft.± Total	CEILING	22' and 19' (TBC)
SITE COVERAGE	11.8%	NET RENT	\$11.00/sq.ft./annum
CONSTRUCTION	Concrete block	OPERATING COSTS	\$4.35/sq.ft./annum (2026) includes property tax, insurance, common area maintenance and management fees
ZONING	IM (Medium Industrial)		










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