

FOR SALE & LEASE

AVISON
YOUNG

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

13008 - 163rd Street NW, Edmonton, AB
50,984 square feet on 10.90 acres



**97 Door Facility
Cross Dock Terminal**



6 Access Points



**Large
Dedicated Yard**

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PROPERTY DETAILS

DISTRICT:

Mistatim Industrial

LEGAL DESCRIPTION:

Plan 211JK, Block 21, Lot 3

AVAILABLE AREA:

Main Floor Office: 4,158 sq. ft.

Second Floor Office: 4,793 sq. ft.

Warehouse: 42,033 sq. ft.

Total: 50,984 sq. ft.

SITE SIZE:

10.90 acres

ZONING:

IM (Medium Industrial)

PURCHASE PRICE:

~~\$9,950,000.00 (\$195.16 per sq. ft.)~~

\$7,850,000.00 (\$153.95 per sq. ft.)

PROPERTY TAXES:

\$246,153.63 per annum (\$4.83 per sq. ft. for 2025)

LEASE RATE:

\$1,700 per dock door per month

(Minimum 8 doors available)

AVAILABLE:

Immediate

CEILING HEIGHT:

12' clear (west side)

11' clear (east side)

LOADING:

97 dock doors with levelers

1 ramped grade level

POWER:

2 - 400 amp, 120/208 volt, 3 phase service

YEAR OF CONSTRUCTION:

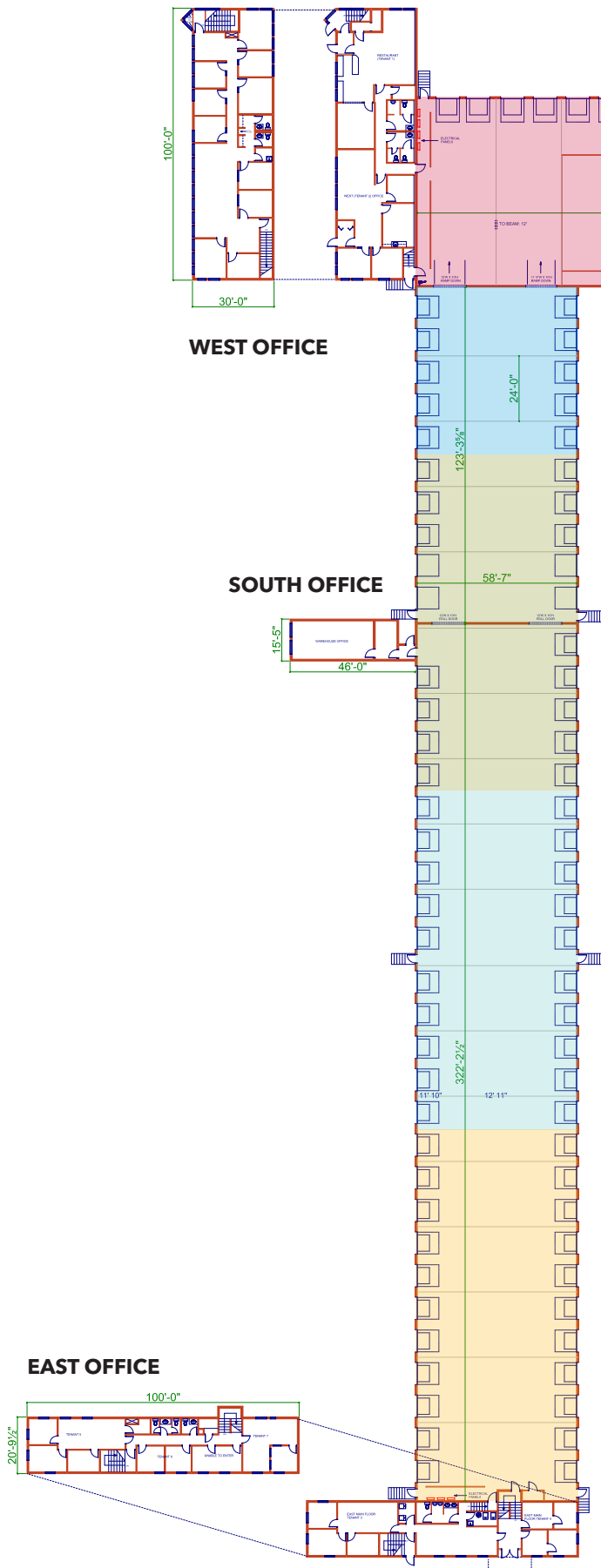
1974, with additions in 1986, 1997, & 2008

**COMMENTS:**

- Operating cross dock facility
- Two office pods
- Fiber optics
- MUA in place
- Fork lift charging stations
- Exterior dock scale
- 70 trailer parking stalls



FLOOR PLAN



OFFICE BREAKDOWN:

West Office: 5,168 sq. ft.
South Office: 676 sq. ft.
East Office: 3,108 sq. ft.

LOADING:

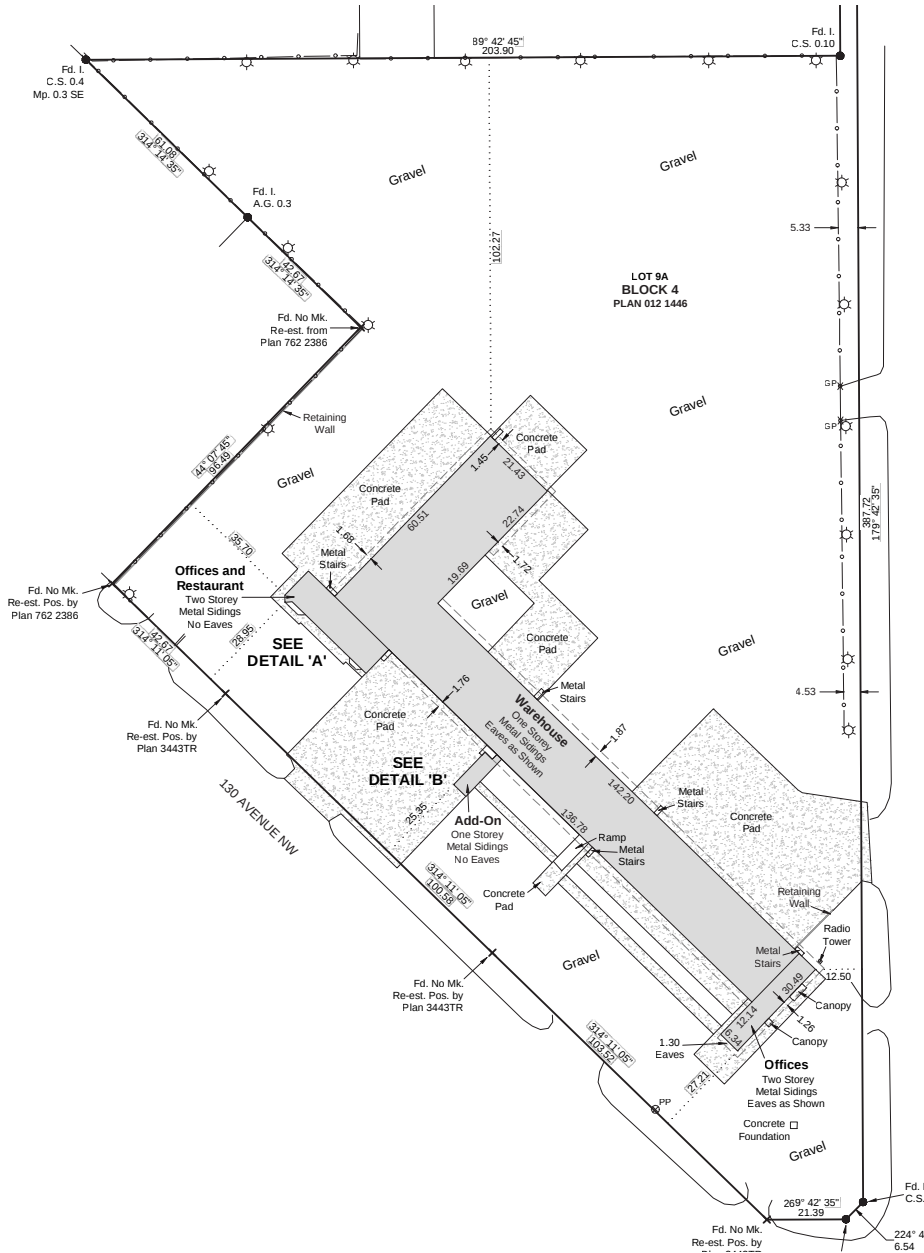
27 - 9' x 9'6" dock doors

10 - 8' x 8' dock doors

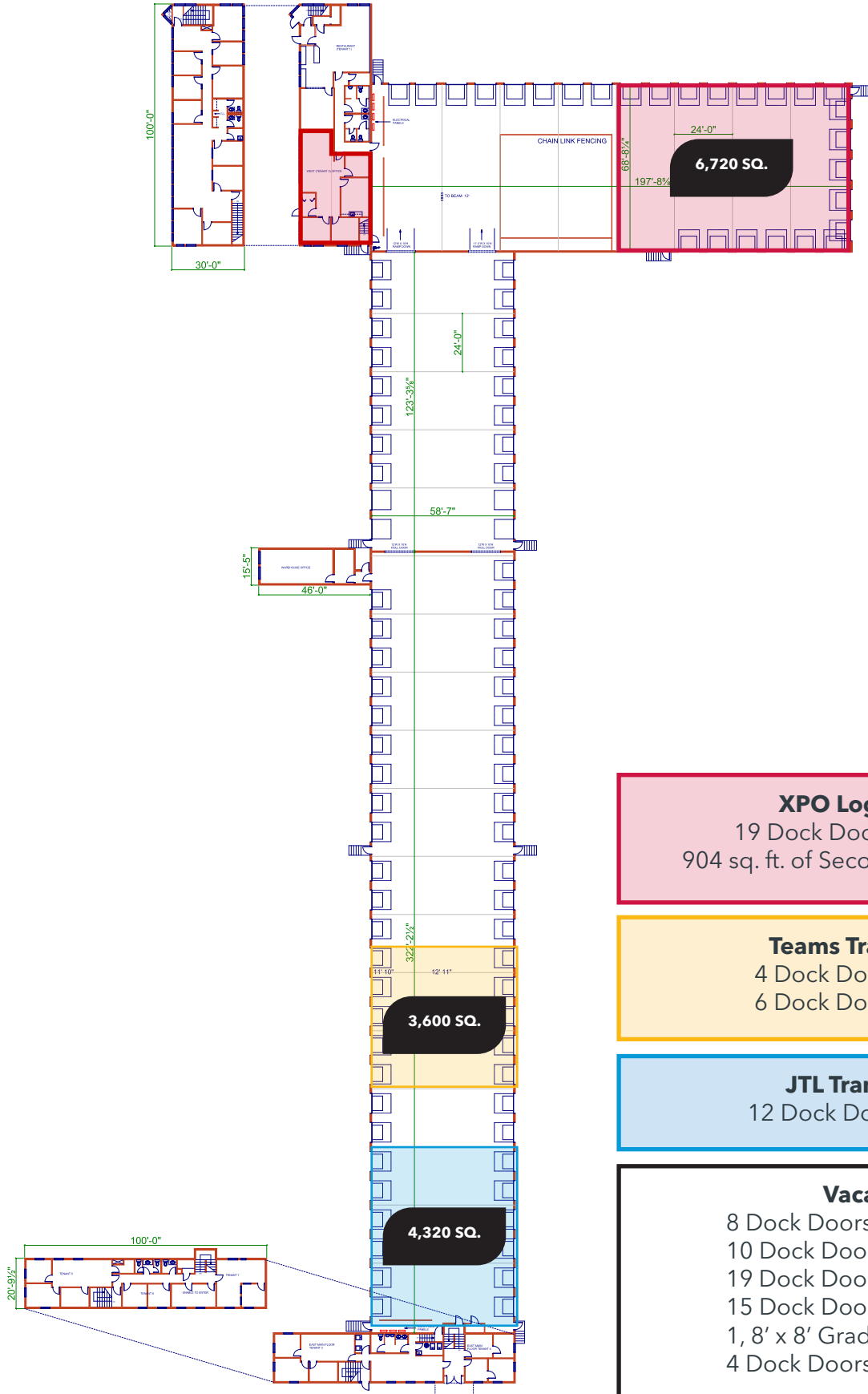
19 - 8'6" x 9'6" dock doors

19 - 8' x 8' ramped dock doors
1 - 8' x 8' grade door

22 - 9' x 9' dock doors



TENANT PLAN



XPO Logistics

19 Dock Doors 9' x 9.6'
904 sq. ft. of Second Floor Office

Teams Transport

4 Dock Doors 8' x 8'
6 Dock Doors 9' x 9'

JTL Transport

12 Dock Doors 9' x 9'

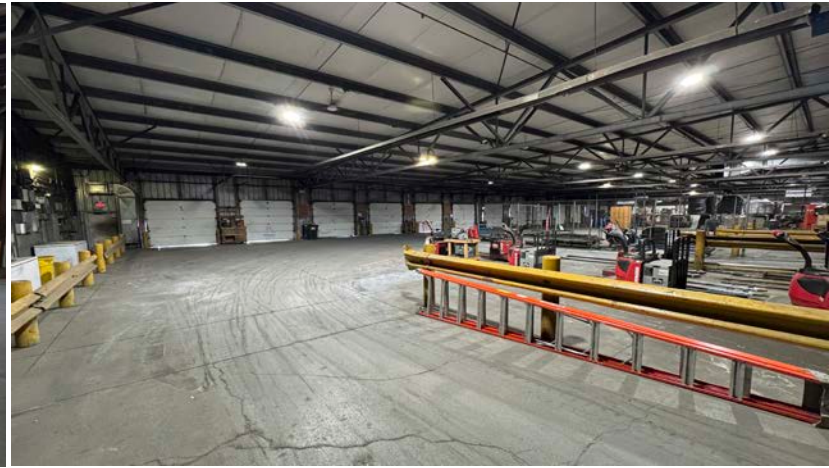
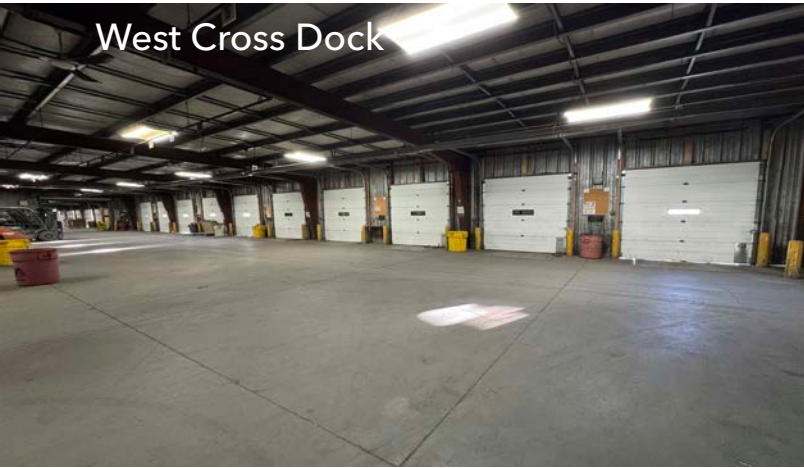
Vacant

8 Dock Doors 9' x 9' x 6"
10 Dock Doors 8' x 8'
19 Dock Doors 8.6' x 9' x 6"
15 Dock Doors 8' x 8'
1, 8' x 8' Grade Door
4 Dock Doors 9' x 9'

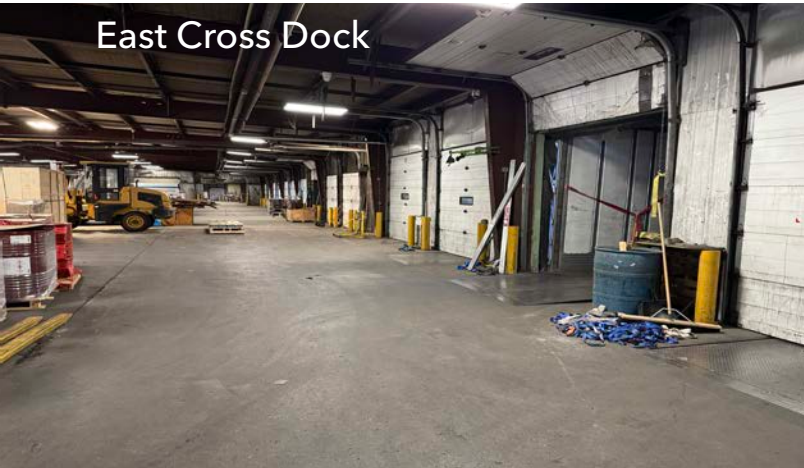
*MINIMUM 8 DOORS AVAILABLE FOR LEASE

— INTERIOR PHOTOS —

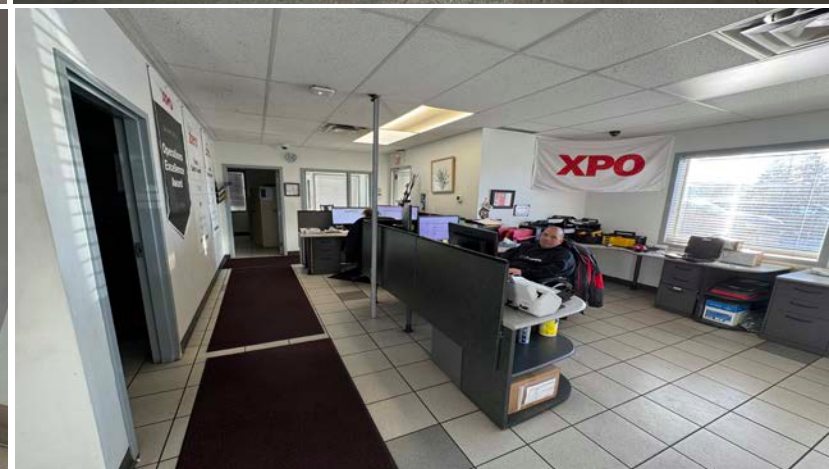
West Cross Dock



East Cross Dock



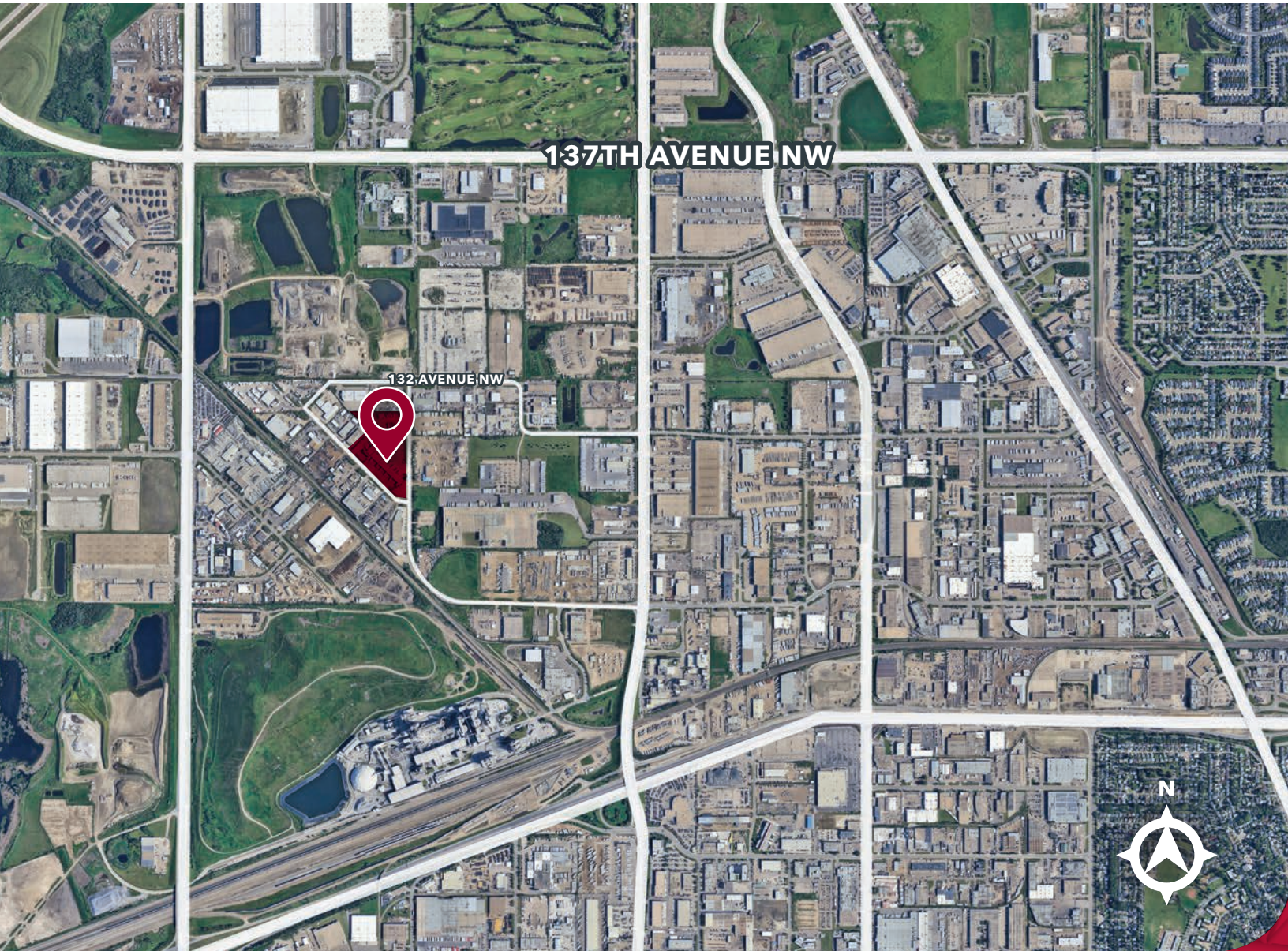
Main Floor Office



Second Floor Office



LOCATION



CONTACT US



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