



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



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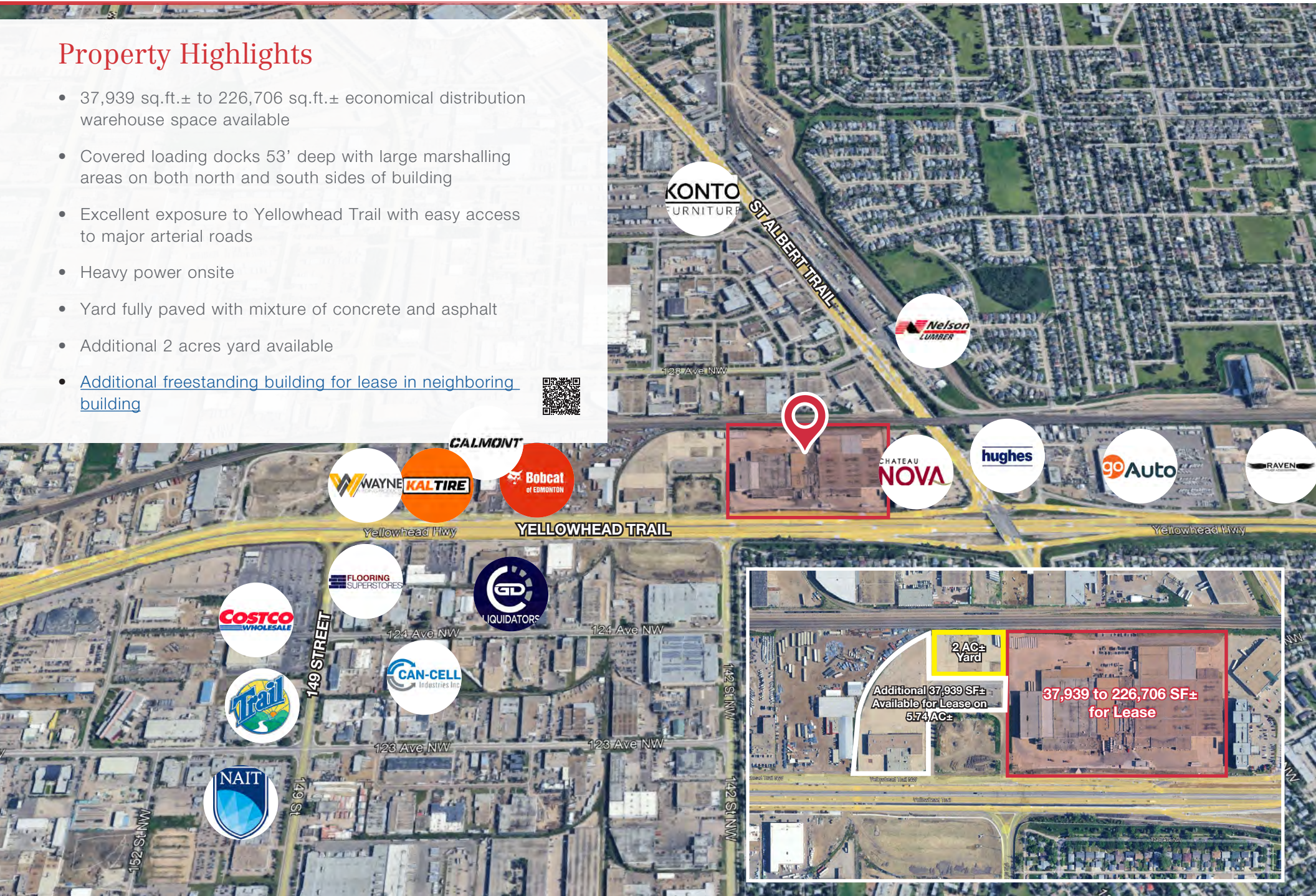
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Property Highlights

- 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'	



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