

FOR SUBLEASE

RARE INDUSTRIAL CONDO/OFFICE BAY

11454 WINTERBURN ROAD NW, EDMONTON, AB

± 3,864 SF BAY WITH OFFICE & FENCED YARD

 **CUSHMAN &
WAKEFIELD**
Edmonton

CUSHMAN & WAKEFIELD
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FOR SUBLEASE

± 3,864 SF BAY WITH OFFICE & FENCED YARD

PROPERTY HIGHLIGHTS

- ± 3,864 SF: 2,103 SF warehouse, 869 SF main floor office, 892 SF mezzanine office
- ± 6,000 SF fenced yard behind the bay - only \$1.00/SF gross per annum
- 20'3" clear to u/s of joist (23'10" to deck); grade loading with rear OH door
- Sub-lease at head-lease rates (\$10.75 - \$11.50/SF), term to Dec 31, 2029
- Excellent access to Yellowhead Trail (Hwy 16) & Anthony Henday Drive
- Well appointed office over two floors, with large private offices, kitchenette, and bathrooms.

PROPERTY DETAILS

Municipal Address:

#11454, 11442-11486 Winterburn Rd NW

Legal Description:

Plan 0525860, Blk 2, Lot 2B

Market:

Winterburn / Yellowhead West

Leasable Area:

Main Floor Office: ± 869 SF
Second Floor Office: ± 892 SF
Warehouse: ± 2,103 SF

Total: ± 3,864 SF

Power:

TBD

Loading Doors:

One (1) 14' x 12' grade OH door (rear)

Lighting:

LED / strip lighting in warehouse

Heating:

Radiant tube (whse); HVAC (office)

Clear Height:

20'3" to joist; 23'10" to deck

Yard Lease Rate:

\$1.00/SF gross per annum

Sublease Rate:

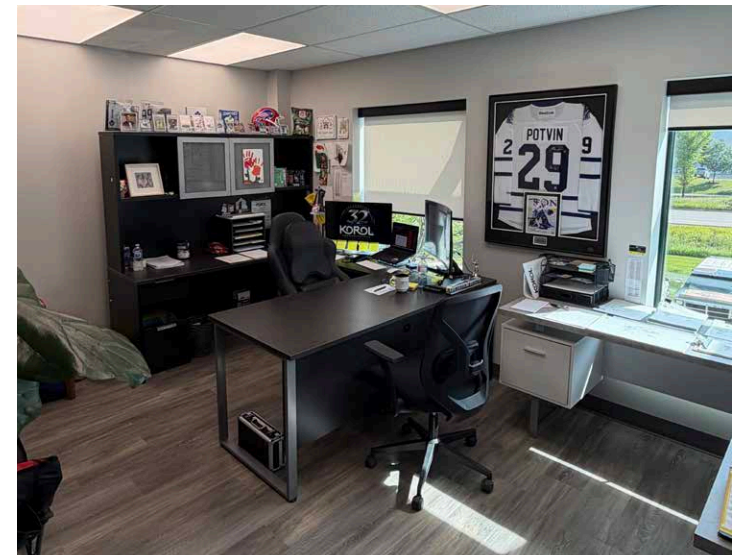
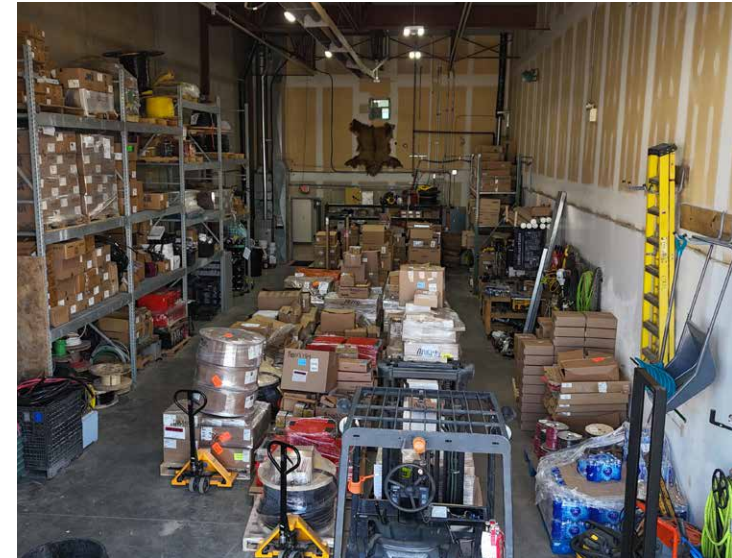
\$10.75 - \$11.50/SF (head-lease sched.)

Operating Cost:

TBD

Availability:

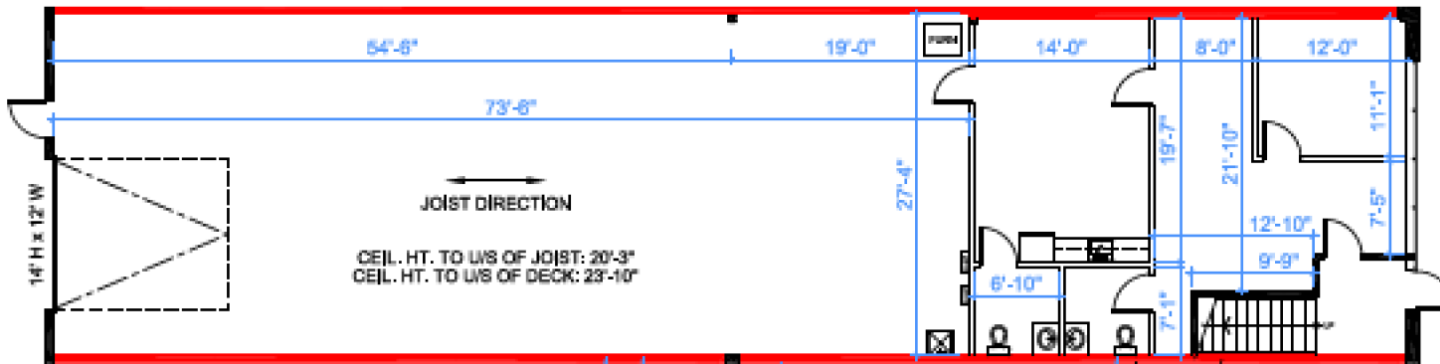
Negotiable



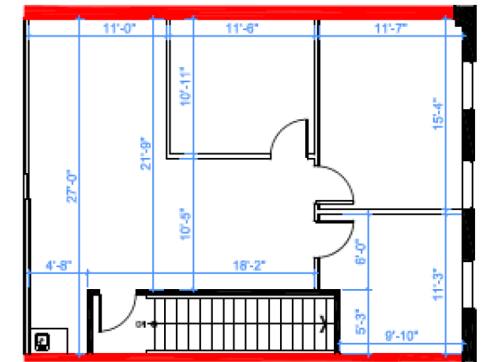
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FLOOR PLANS

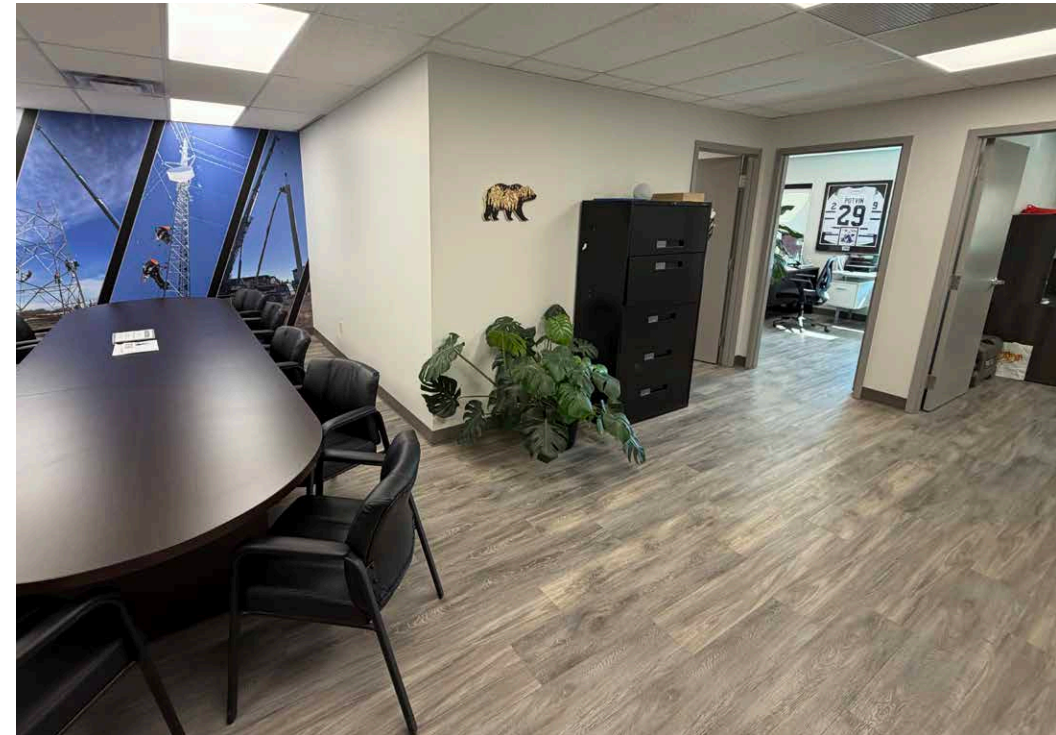
MAIN FLOOR



MEZZANINE



PRIVATE YARD COMPOUND



KEEP IN TOUCH



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YELLOWHEAD TRAIL

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