

For Lease

# Alberta Park Place

16104 to 16528 114 Avenue | Edmonton, AB

±3,380 SF grade loading bay

- Functional grade loading warehouse and office bay
- Well located off 114th Avenue
- 5,300 SF yard space available

For more information contact:

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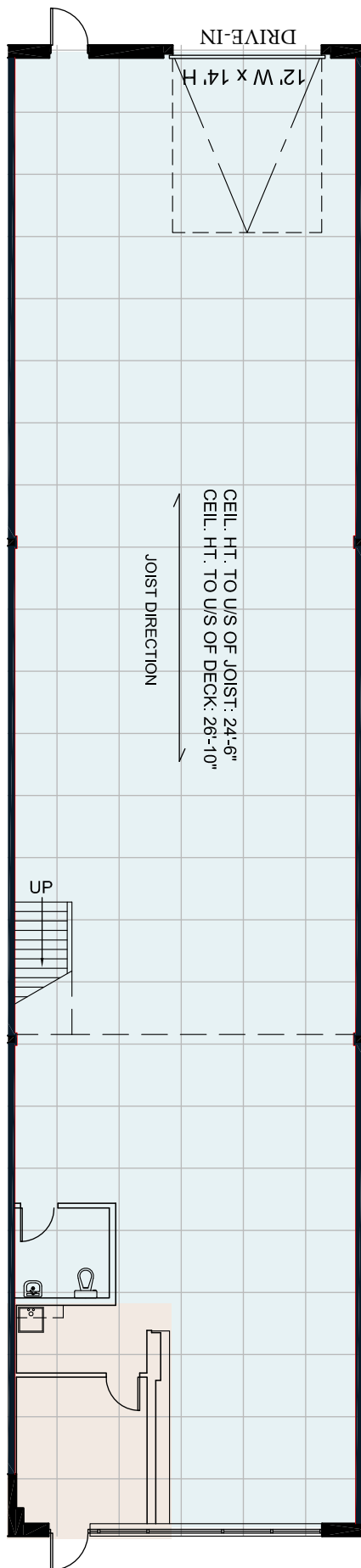




# Property Details

<b>Municipal Address</b>	16134 to 16528 114 Avenue, Edmonton
<b>Zoning</b>	IM - Medium Industrial
<b>Available Area</b>	Building 2 Unit 16140: 3,380 SF
<b>Year Built</b>	1972
<b>Power</b>	Unit 16140: 200 amps, 600 volts (TBC by Tenant)
<b>Ceiling Height</b>	Unit 16140: 24'6" under joist

<b>Heating</b>	Forced air unit heaters
<b>Yard</b>	5,300 SF
<b>Lighting</b>	T5
<b>Sprinklered</b>	No
<b>Loading</b>	(1) 12' x 14' Grade door per bay
<b>Lease Rate (PSF)</b>	\$11.00
<b>Op. Costs (PSF)</b>	Unit 16140 \$5.63 - Gas and power included
<b>Occupancy</b>	Unit 16140: April 1, 2026

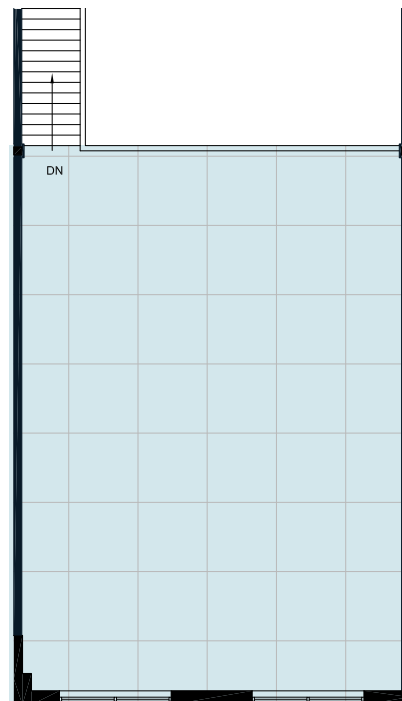


## Vacancy | Building 2

### Unit 16140 | ±3,380 SF

- Loading: (1) Grade door
- Clear height: ±24'6"
- Occupancy: April 1, 2026

	Warehouse: ±3,230 SF
	Office: ±150 SF
	Mezzanine: ±1,139 SF

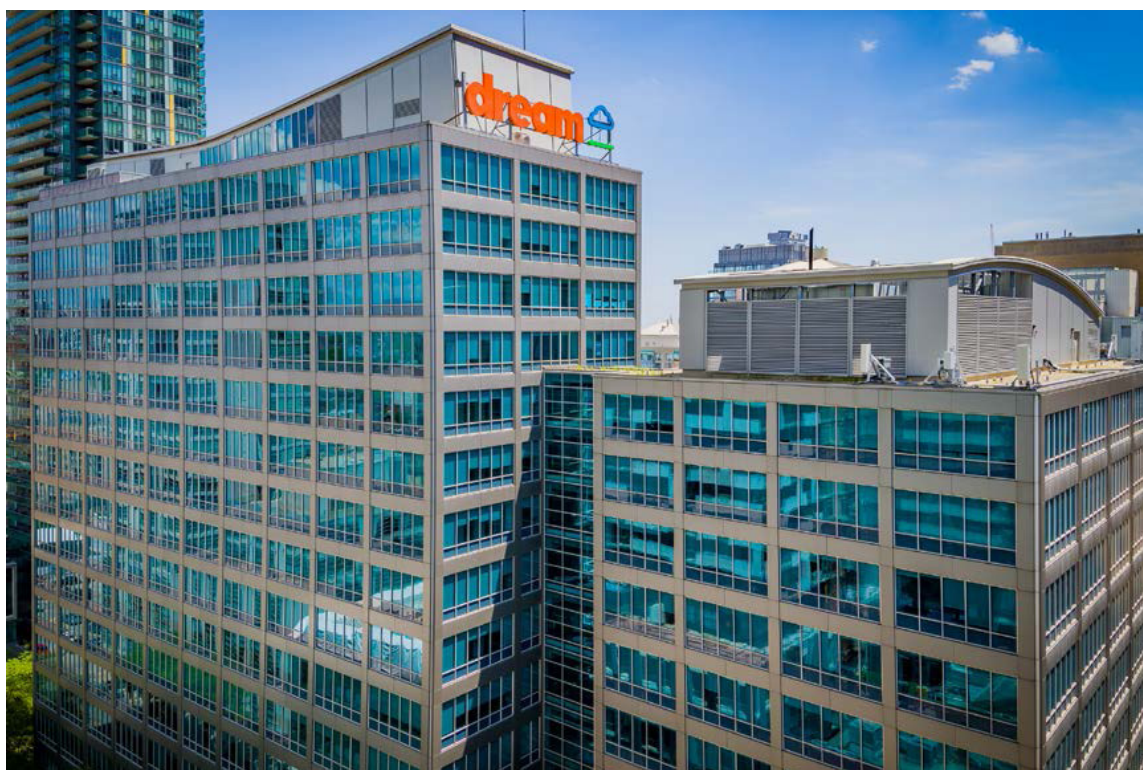




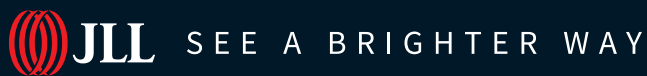
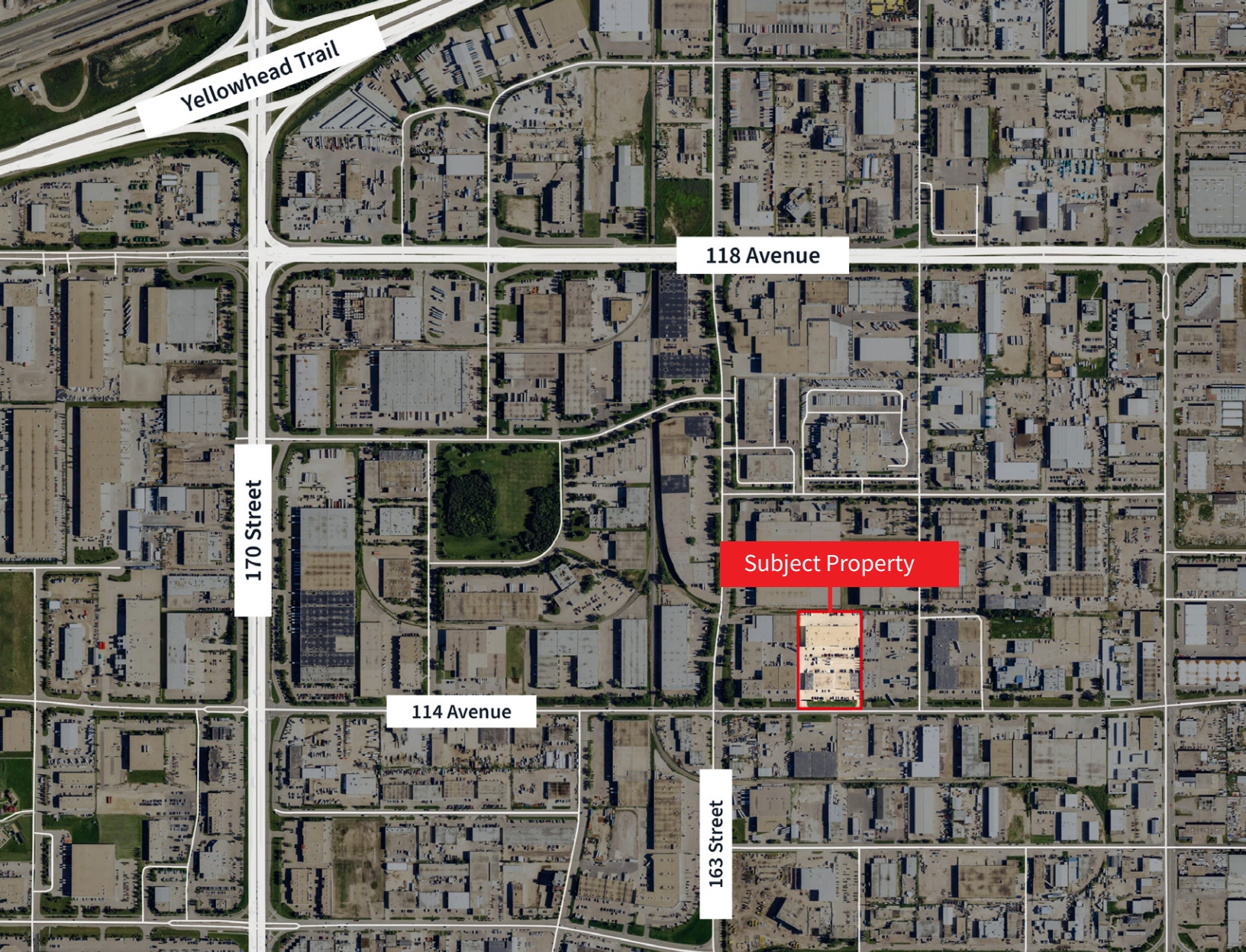


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