



For Lease

Dansons Building

15110 Yellowhead Trail | Edmonton AB

±63,116 SF High quality freestanding
distribution/manufacturing facility

- Excellent exposure directly from Yellowhead Trail and very close proximity to other major arterial roads
- Well appointed office/showroom area with additional mezzanine area
- Loading comprised of 8 dock doors, 1 ramp to grade door, 1 at grade door (in secured yard area)
- Improved, fenced, and secured storage/laydown yard

For more information contact:

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Kent Simpson

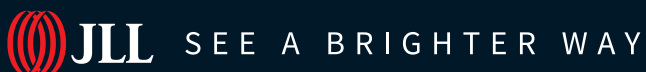
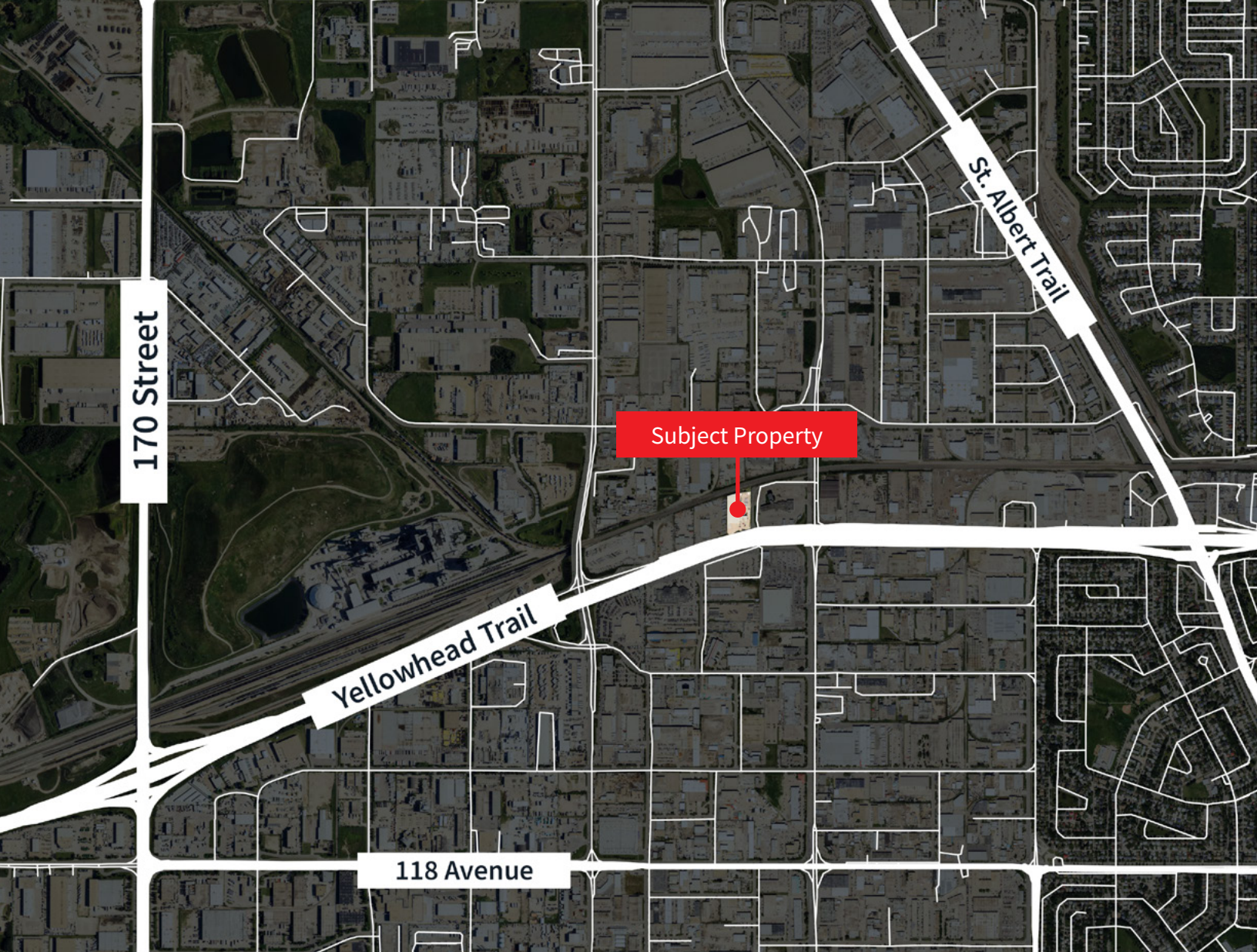
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Property Details

Address	15110 Yellowhead Trail, Edmonton
Legal Description	Plan: 1738KS; Block: A; Lot: 4
Market	Northwest
Year Built	1982
Zoning	IM - Medium Industrial
Building Size	51,860 SF (warehouse) 5,700 SF (main floor office/ showroom) 2,190 SF (second floor office) 3,366 SF (second floor mezzanine)
	63,116 SF (Total)
Site Size	3.25 Acres

Site Coverage	44%
Construction	Conventional
Power	600 Amp, 600 volt (TBC)
Heating	Forced Air
Ceiling Height	23'
Loading Doors	(8) Dock, (1) at grade, (1) ramped to grade
Lease Rate (PSF)	\$8.95
Op. Costs (PSF)	\$3.99



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