

FOR LEASE

RE/MAX
COMMERCIAL®

Sears Warehouse Storage & Distribution Space

14525 to 14535 - 112 Ave, Edmonton | Alberta



PROPERTY

\$

5.80/SF

Situated in the Huff Bremner Estate industrial subdivision in North West Edmonton, the economical storage and distribution warehouse, formerly the Sears Warehouse, is located 3 blocks away from the Science Centre and one block off of 111 Avenue. The building has the following highlights:

- 12,000 to 69,201 SF dock loading which can be demised into up to 4 or 5 different sizes
- Upgraded T5 lighting and heavy power
- Sprinkler and security system
- Easy access to the Yellowhead to 149th Street, 142nd Street and 111th Avenue
- Economical rates

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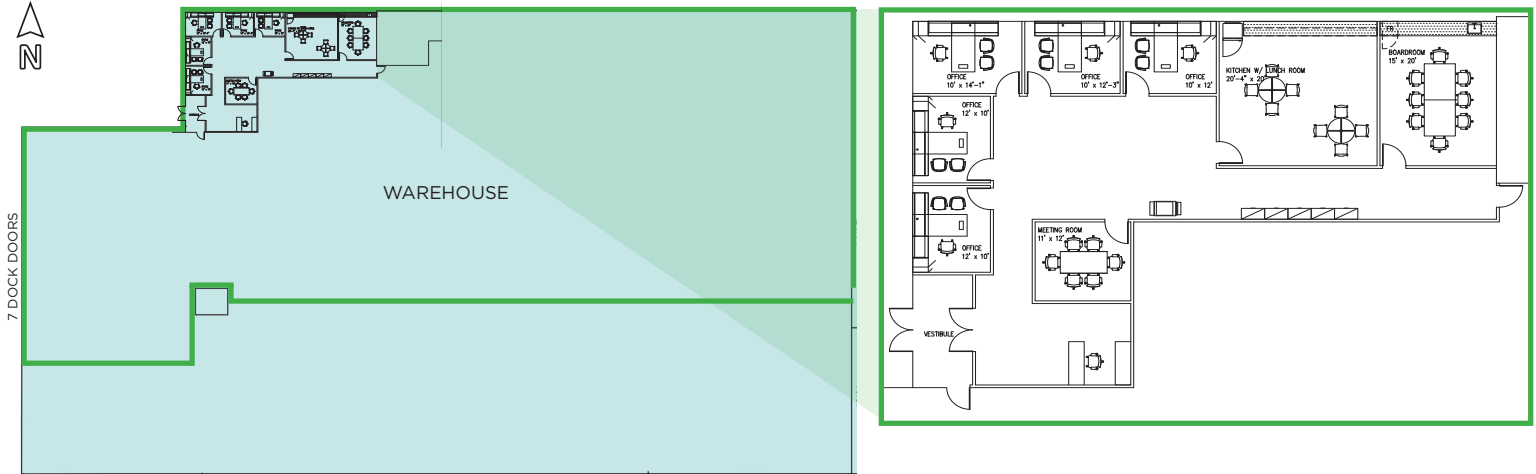
FLOOR PLAN & DEMISING OPTIONS

Option 1 Office & Warehouse

3,458 SF Office & W/R
40,343 SF Warehouse

43,801 SF Total Size

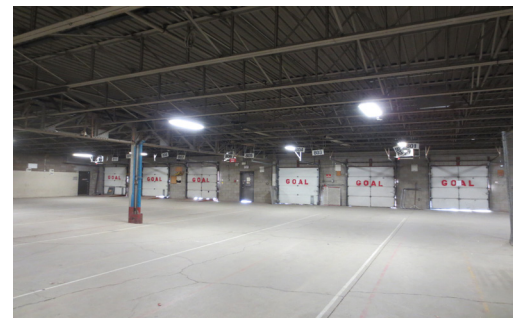
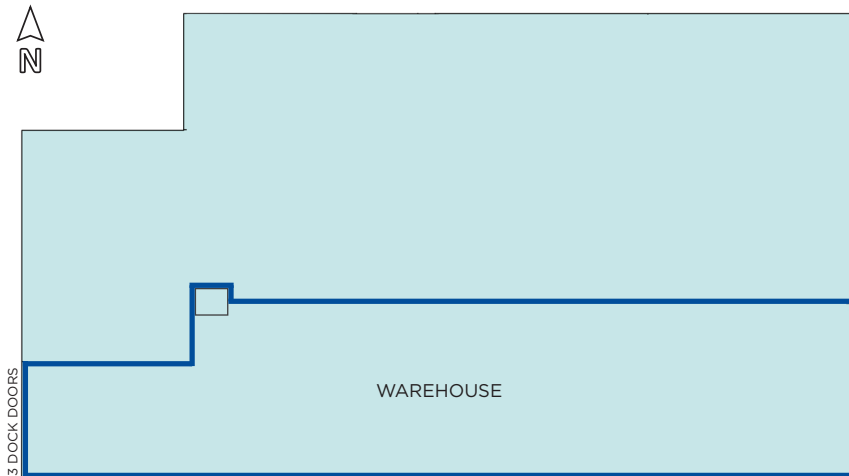
- Includes:
- M/F washrooms
 - 7 dock loading doors



Option 2 Storage

25,400 SF Storage & W/R

- Includes:
- M/F washrooms
 - 3 dock loading doors



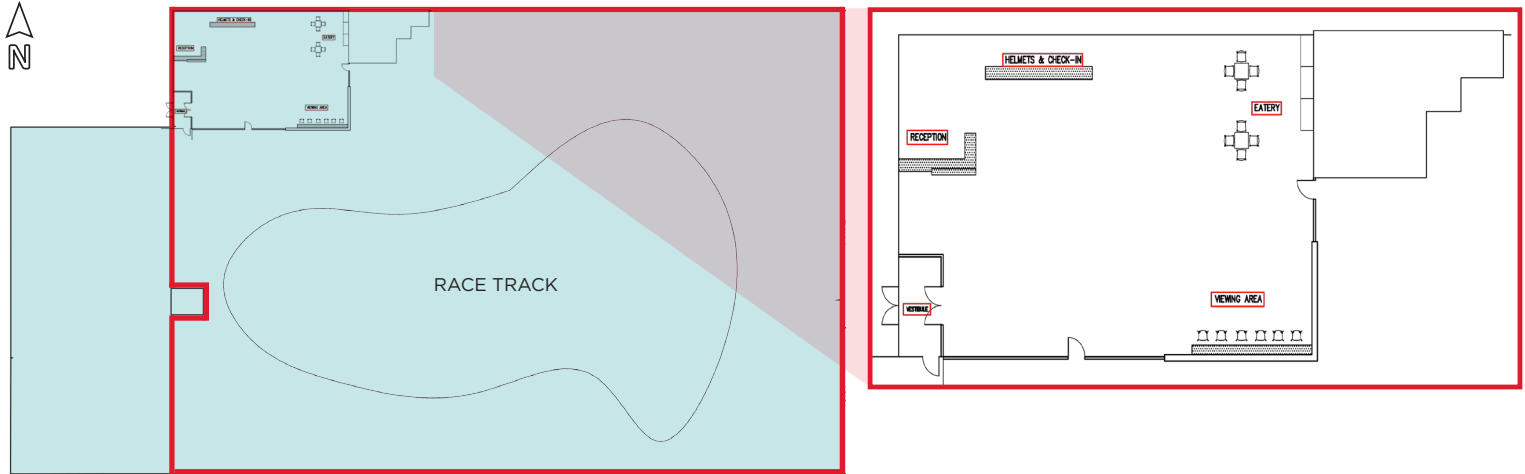
FLOOR PLAN & DEMISING OPTIONS

Option 3 Racetrack Concept

4,558 SF	Reception, Viewing & W/R
52,643 SF	Racetrack (Indoor Carts)
57,201 SF	Total Size

Includes:

- Reception/check in
- Eatery, viewing area & washroom
- Man doors only

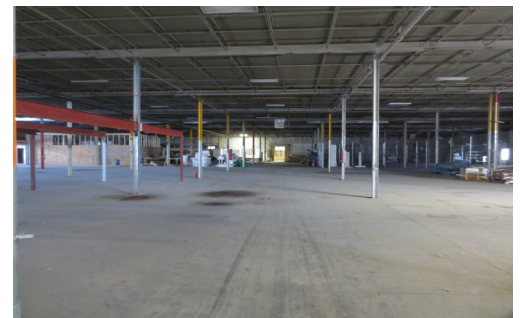
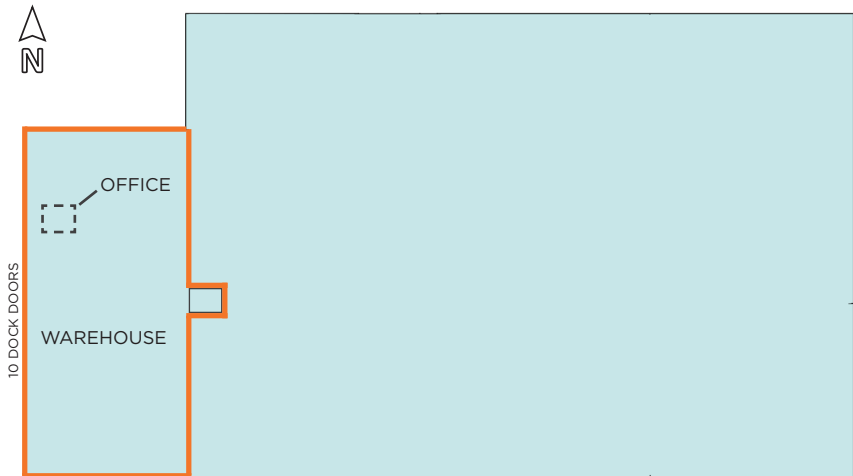


Option 4 Logistics Storage

833 SF	Office & W/R
11,167 SF	Warehouse
12,000 SF	Total Size

Includes:

- M/F washrooms
- 10 dock loading doors



PROPERTY DETAILS

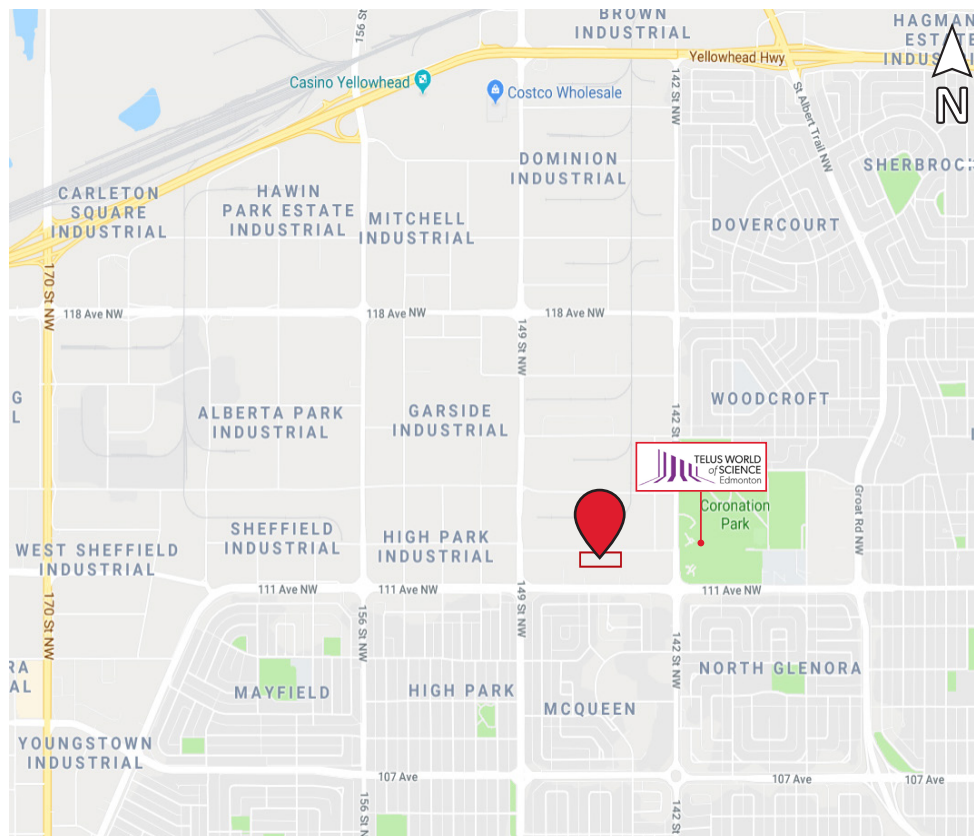
Available Options	Building Size	125,099 SF	Loading	10 - 8'x8' dock doors		
	Option 1	43,801 SF (Units 1, 3, 5)		Ceiling Height	17'4" - Units 1 to 6	
	Option 2	25,400 SF (Units 2, 4, 6)			Lighting	T5 Lighting
	Option 3	57,201 SF (Units 3, 4, 5, 6)		Heating		Forced air heating
	Option 4	12,000 SF (Units 1, 2)				Fire Suppression
Unit 7, 8, 9	55,898 SF LEASED	Flexible options will be considered	Security	Alarm system (to be activated)		
Yard	Asphalt paved and fenced compound on West side			Other	Two (2) sets of washrooms, located to suit the demising options.	
Construction	Concrete Block				Parking	Up to 10 trailers on site; additional land could be acquired for truck trailer parking
Zoning	Medium Industrial (IM)					
Power	800 amp/220 volt/3 phase service (TBC)					

FINANCIALS

Op Costs (2019 Est)	\$3.57/SF (including power, gas property insurance, management fees, landscaping/snow removal and maintenance.)
Lease Rate	Starting at: \$5.80/SF (TI is negotiable with > 5 year deals)

IDEALLY SUITED FOR

Trucking firms, simple storage for furniture and other home goods, long term tenant looking to retrofit and build out offices for longer term(s), 3rd party logistics, racetrack for indoor carts.



CONTACT US

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