

**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

WESTLOAD TRANSPORT LTD.

11215 222 Street
Edmonton, AB

6,300 SF SHOP ON 6.53 ACRES OF YARD

PROPERTY HIGHLIGHTS

- 6,300 SF Shop with overhang on 1.94 Acres
- Lot 2 1.98 Acres
- Lot 4 1.31 Acres
- Lot 5 1.30 Acres



DRONE VIDEO 1



DRONE VIDEO 2

Kyle McLeod
Senior Associate
780 710 2915
kyle.mcLeod@cwedm.com

Kyle Nielsen
Associate
780 203 1874
kyle.nielsen@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

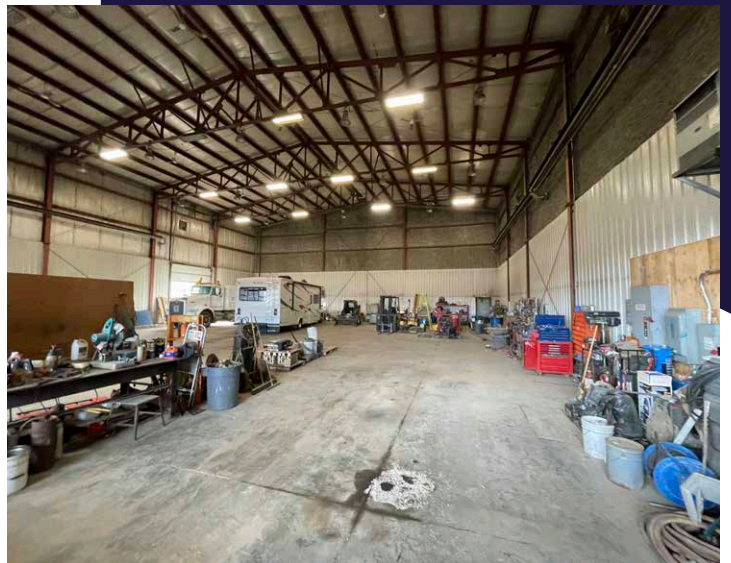
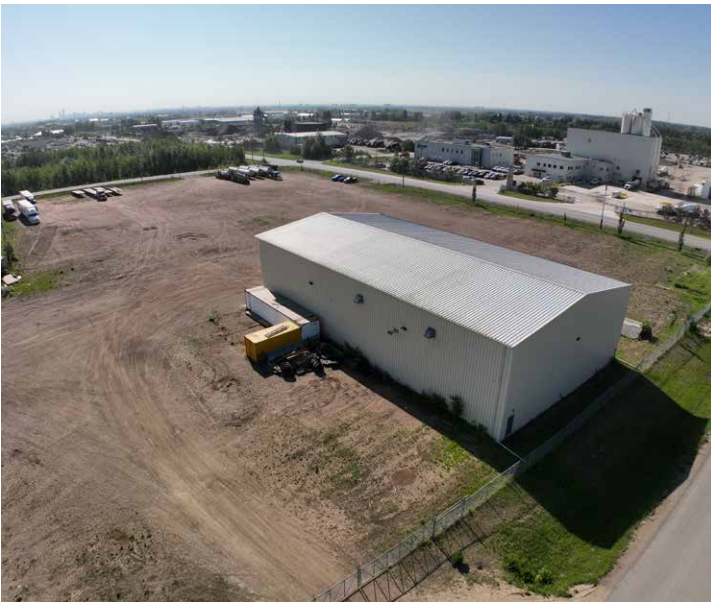
PROPERTY DETAILS

Municipal Address:	11215 222 Street	Lighting:	T5 and Halogen
Legal Description:	Plan 822018, Block 3, Lot 1	Heating:	Tube
Year Built:	2007	Sumps:	1
Yard Size:	6.53 Acres	Clear Height:	27'
Shop Area:	6,300 SF	Lease Rate:	\$18.50 per SF
Power:	800 Amps 600 Volts (to be verified by user)	Yard Lease Rate:	\$1.25 per SF
Loading Doors:	3 - 16' x 18' grade doors 1 - 12' x 14' grade door	Availability:	Negotiable

AERIAL



PROPERTY PHOTOS





**CUSHMAN &
WAKEFIELD**
Edmonton

Kyle McLeod
Senior Associate
780 710 2915
kyle.mcLeod@cwedm.com

Kyle Nielsen
Associate
780 203 1874
kyle.nielsen@cwedm.com