FOR SALE & LEASE

AVISON YOUNG

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

13008 - 163rd Street NW, Edmonton, AB

50,984 square feet on 10.90 acres



97 Door Facility
Cross Dock Terminal

6 Access Points

Large
Dedicated Yard

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PROPERTY DETAILS

DISTRICT:
Mistatim Industrial

LEGAL DESCRIPTION:
Plan 211JK, Block 21, Lot 3

AVAILABLE AREA:

Main Floor Office:	4,158 sq. ft.
Second Floor Office:	4,793 sq. ft.
Warehouse:	42,033 sq. ft.
Total:	50,984 sq. ft.

SITE SIZE:
10.90 acres

ZONING:
IM (Medium Industrial)

PURCHASE PRICE:
~~$9,950,000.00 ($195.16 per sq. ft.)~~
$7,850,000.00 ($153.95 per sq. ft.)

PROPERTY TAXES:
$246,153.63 per annum ($4.83 per sq. ft. for 2025)

LEASE RATE:
$1,700 per dock door per month
(Minimum 20 doors available)

AVAILABLE:
Immediate

CEILING HEIGHT:
12′ clear (west side)
11′ clear (east side)

LOADING:
97 dock doors with levelers
1 ramped grade level

POWER:
2 - 400 amp, 120/208 volt, 3 phase service

YEAR OF CONSTRUCTION:
1974, with additions in 1986, 1997, & 2008





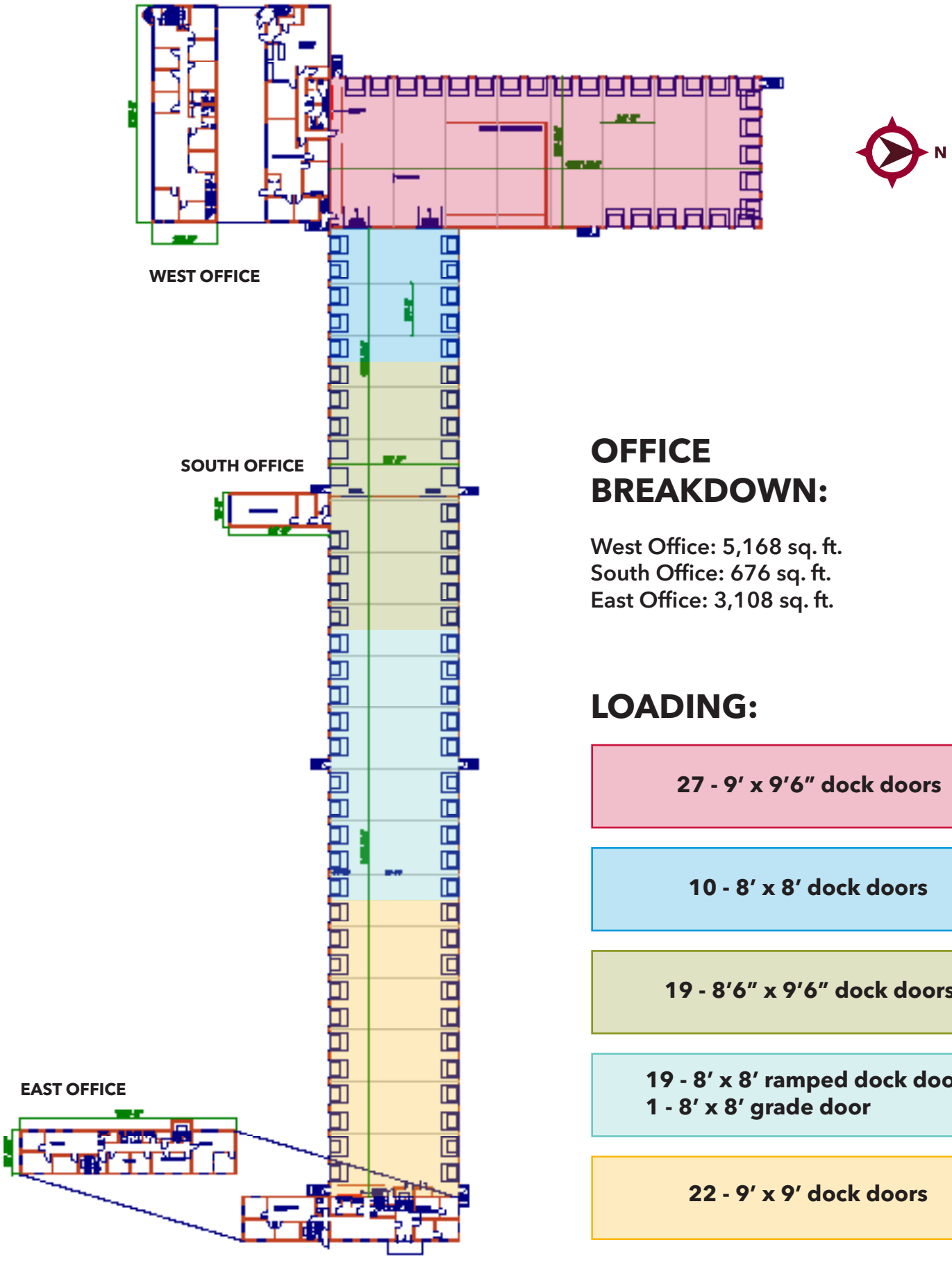




COMMENTS:

- Operating cross dock facility
- Two office pods
- Fiber optics
- MUA in place
- Fork lift charging stations
- Exterior dock scale
- 70 trailer parking stalls
- Graveled and gated yard

FLOOR PLAN



OFFICE BREAKDOWN:

West Office: 5,168 sq. ft.
South Office: 676 sq. ft.
East Office: 3,108 sq. ft.

LOADING:

27 - 9′ x 9′6″ dock doors

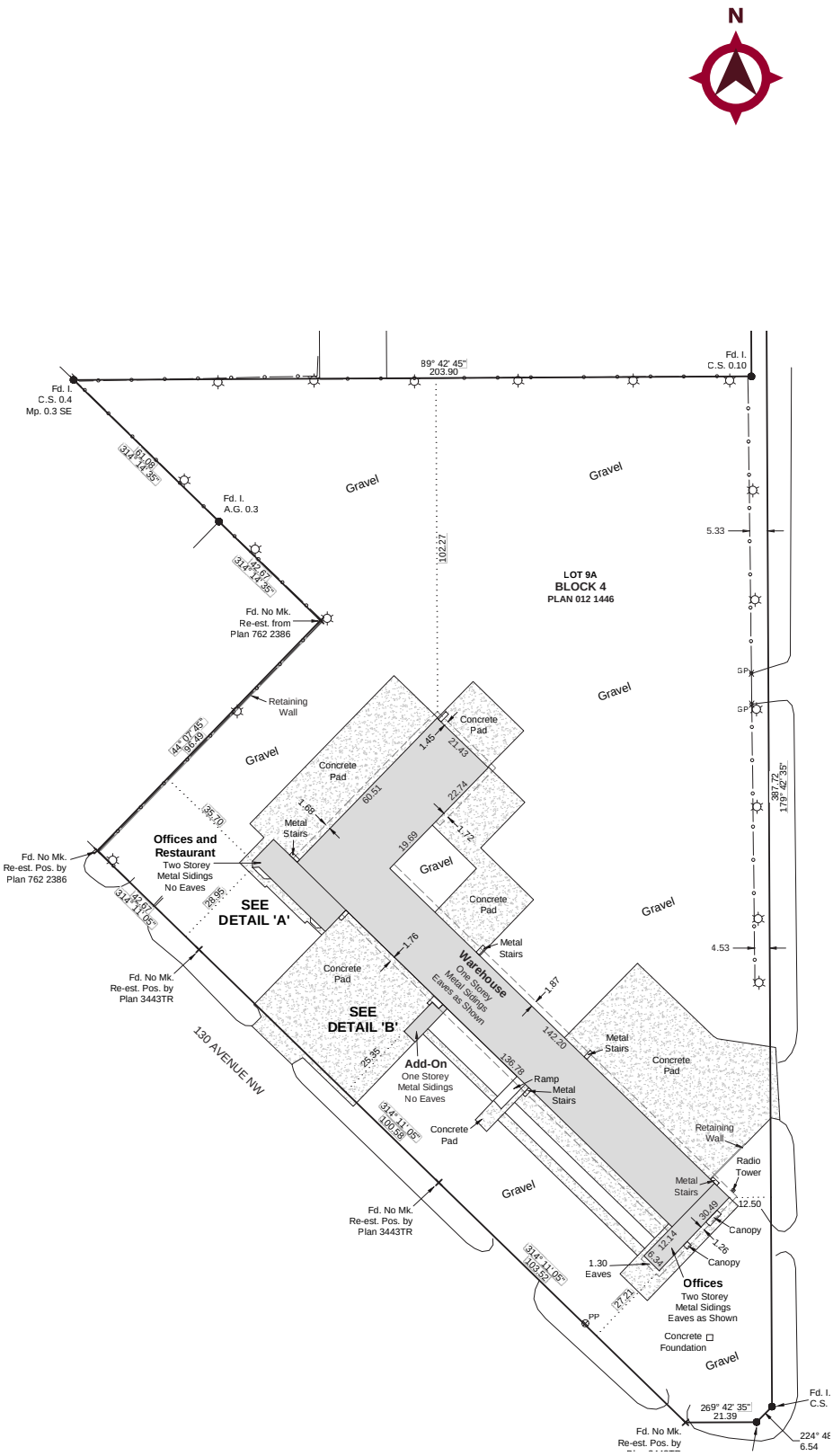
10 - 8′ x 8′ dock doors

19 - 8′6″ x 9′6″ dock doors

19 - 8′ x 8′ ramped dock doors
1 - 8′ x 8′ grade door

22 - 9′ x 9′ dock doors

SITE PLAN


N
89° 42' 45"
203.90
Fd. I.
C.S. 0.10
Fd. I.
C.S. 0.4
Mp. 0.3 SE
Fd. I.
A.G. 0.3
Gravel
Gravel
102.27
5.33
LOT 9A
BLOCK 4
PLAN 012 1446
Fd. No Mk.
Re-est. from
Plan 762 2386
Retaining
Wall
Gravel
Concrete
Pad
Concrete
Pad
Metal
Stairs
Gravel
Gravel
Offices and
Restaurant
Two Storey
Metal Sidings
No Eaves
SEE
DETAIL 'A'
Fd. No Mk.
Re-est. Pos. by
Plan 762 2386
Concrete
Pad
Metal
Stairs
Warehouse
One Storey
Metal Sidings
Eaves as Shown
Concrete
Pad
Fd. No Mk.
Re-est. Pos. by
Plan 3443TR
SEE
DETAIL 'B'
130 AVENUE NW
Add-On
One Storey
Metal Sidings
No Eaves
Ramp
Metal
Stairs
Metal
Stairs
Concrete
Pad
Concrete
Pad
Retaining
Wall
Radio
Tower
Metal
Stairs
Gravel
Fd. No Mk.
Re-est. Pos. by
Plan 3443TR
Canopy
Canopy
1.30
Eaves
Offices
Two Storey
Metal Sidings
Eaves as Shown
Concrete
Foundation
Gravel
269° 42' 35"
21.39
Fd. No Mk.
Re-est. Pos. by
Fd. I.
C.S.
6.54

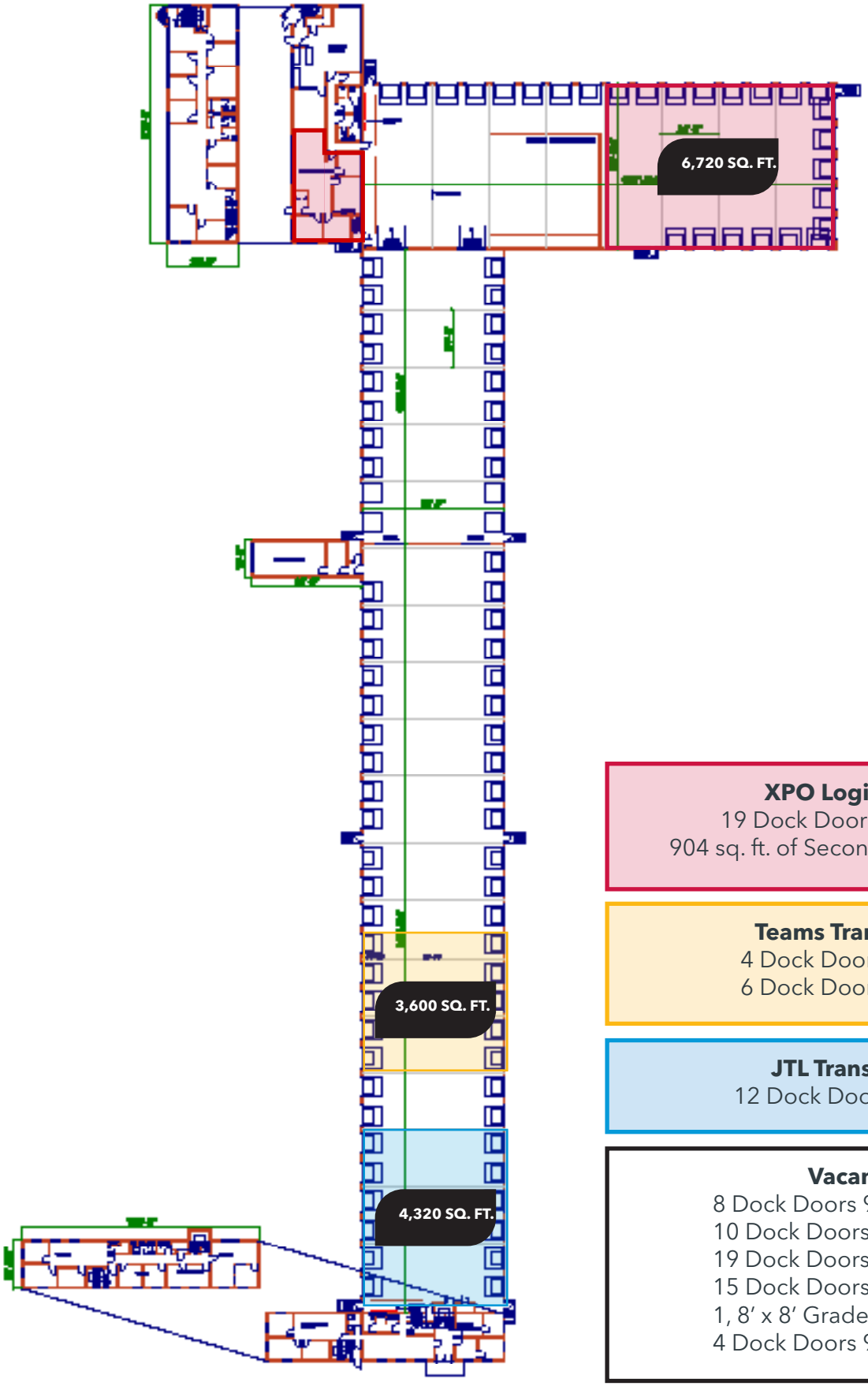








TENANT PLAN



XPO Logistics
19 Dock Doors 9′ x 9.6′
904 sq. ft. of Second Floor Office

Teams Transport
4 Dock Doors 8′ x 8′
6 Dock Doors 9′ x 9′

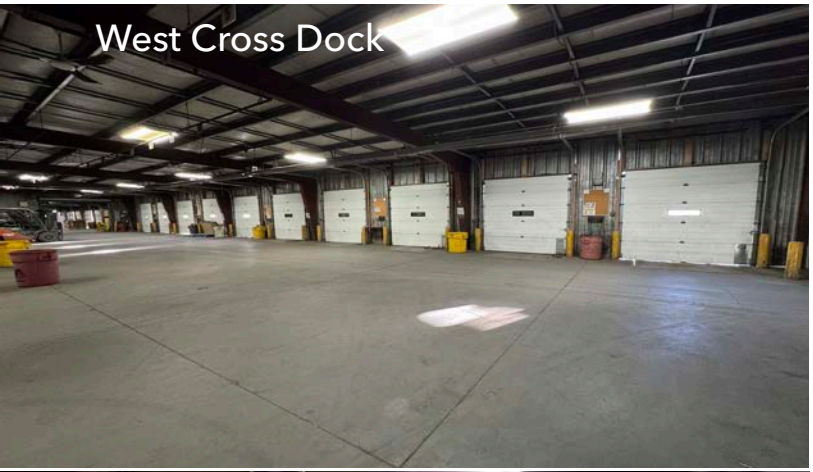
JTL Transport
12 Dock Doors 9′ x 9′

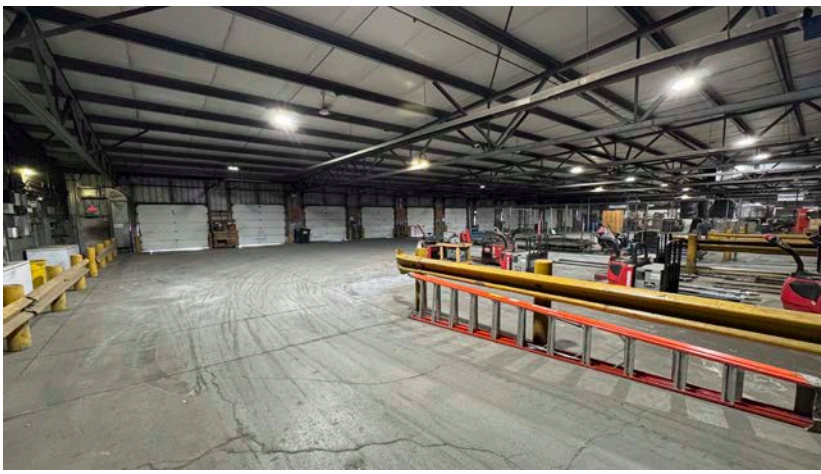
Vacant
8 Dock Doors 9′ x 9′ x 6″
10 Dock Doors 8′ x 8′
19 Dock Doors 8.6′ x 9′ x 6″
15 Dock Doors 8′ x 8′
1, 8′ x 8′ Grade Door
4 Dock Doors 9′ x 9′

*MINIMUM 8 DOORS AVAILABLE FOR LEASE

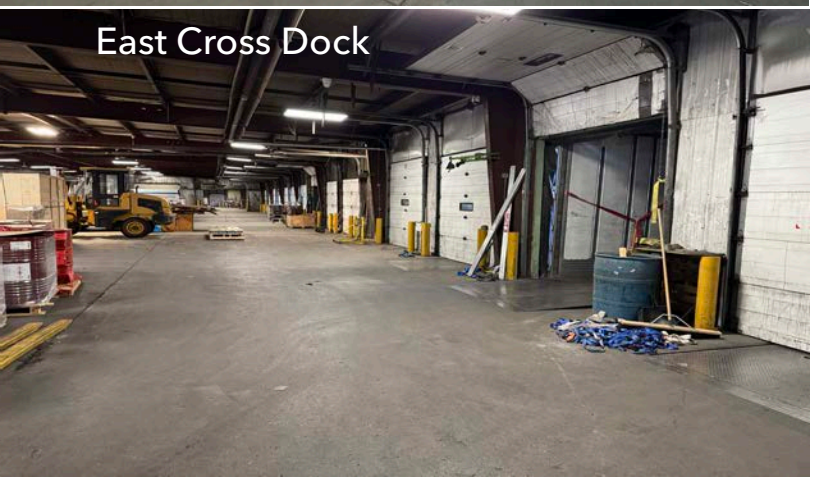
INTERIOR PHOTOS

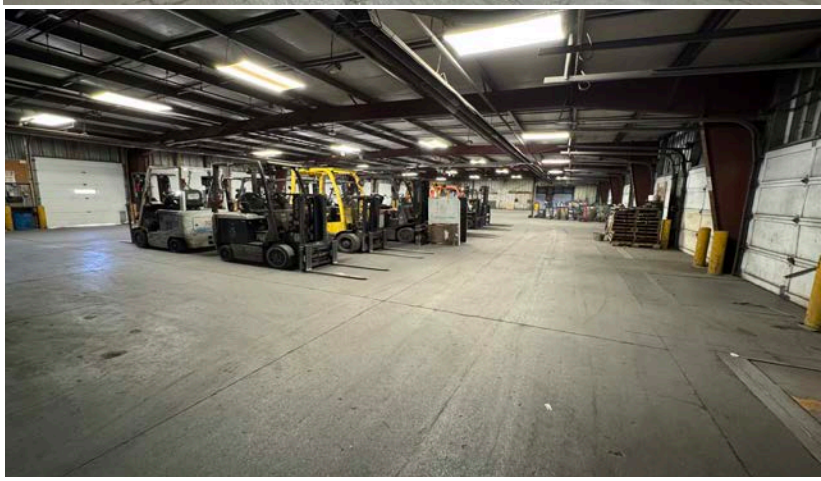
West Cross Dock



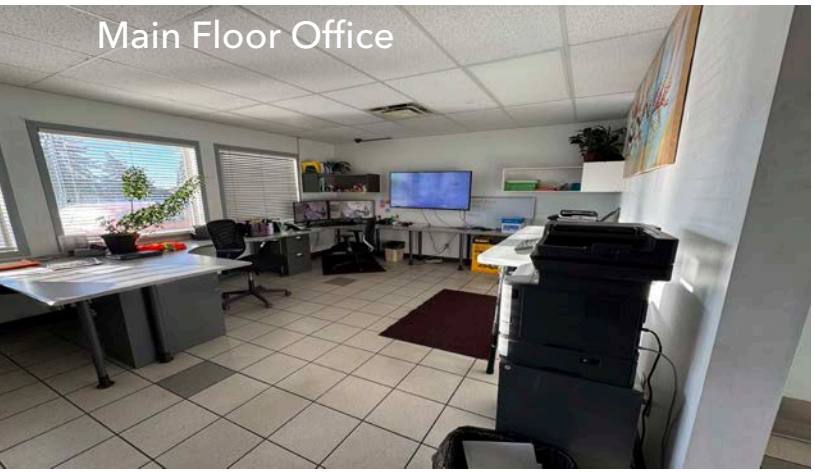


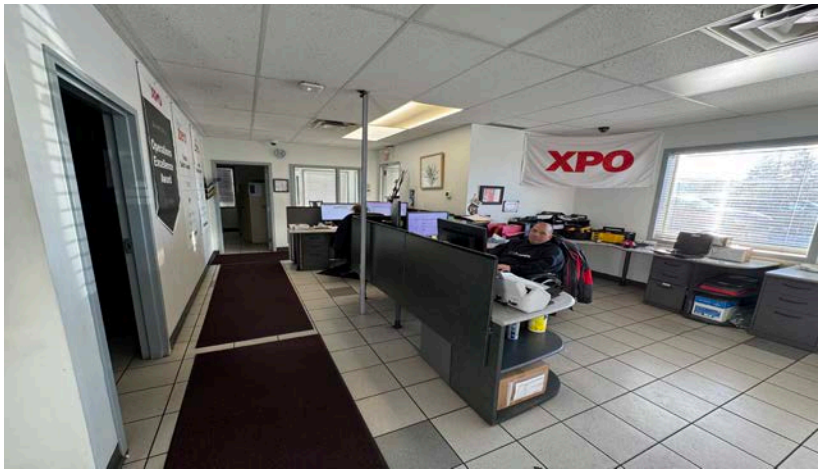
East Cross Dock



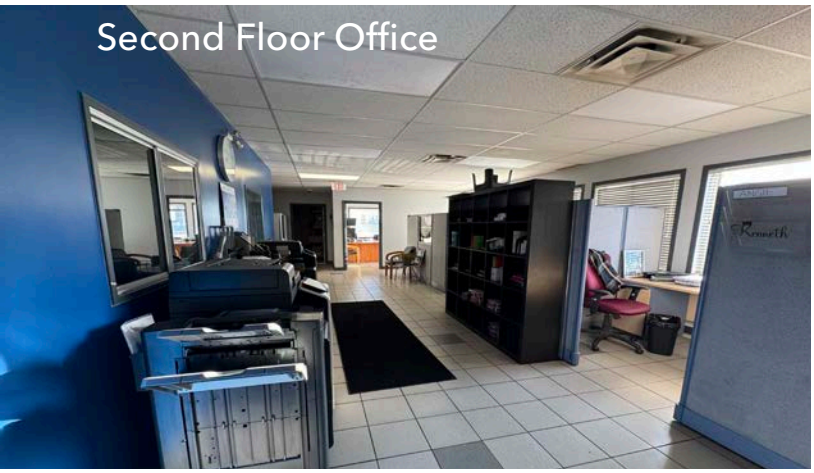


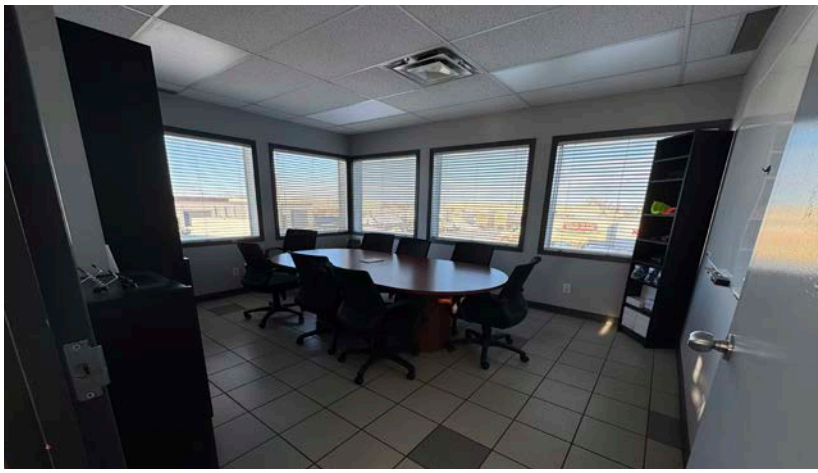
Main Floor Office



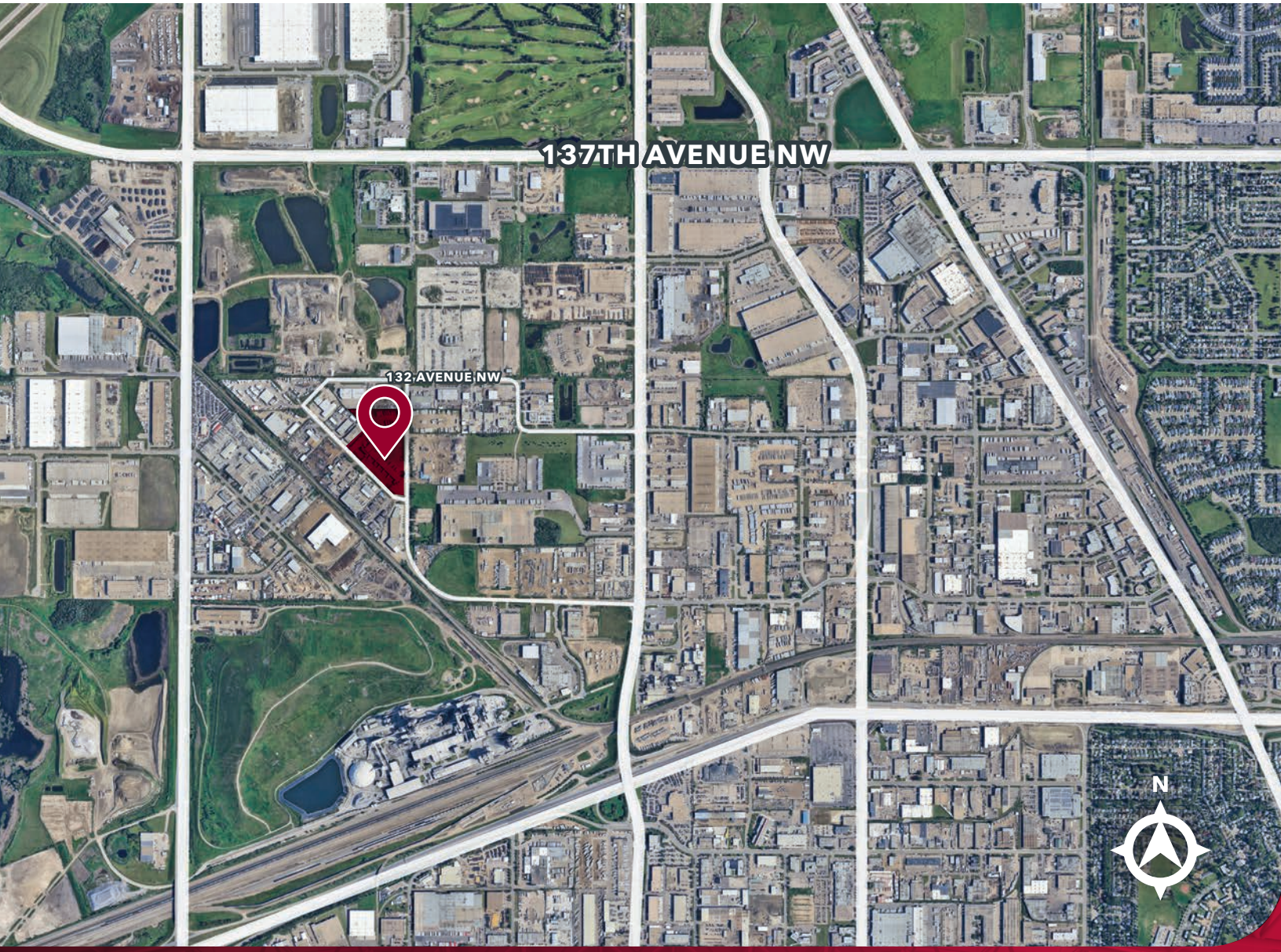


Second Floor Office





LOCATION



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