

# 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**

**THOMAS ASHCROFT, SIOR**  
AVISON YOUNG  
PRINCIPAL

C: 780-990-5364  
thomas.ashcroft@avisonyoung.com

**JON C. MOOK, SIOR**  
LEE & ASSOCIATES CALGARY  
PRESIDENT | FOUNDING PRINCIPAL

C: 403-616-5239  
jmook@lee-associates.com

5040 - 12A Street SE | Calgary, AB T2G 5K9 | [lee-associates.com/calgary](http://lee-associates.com/calgary)



# 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 8 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

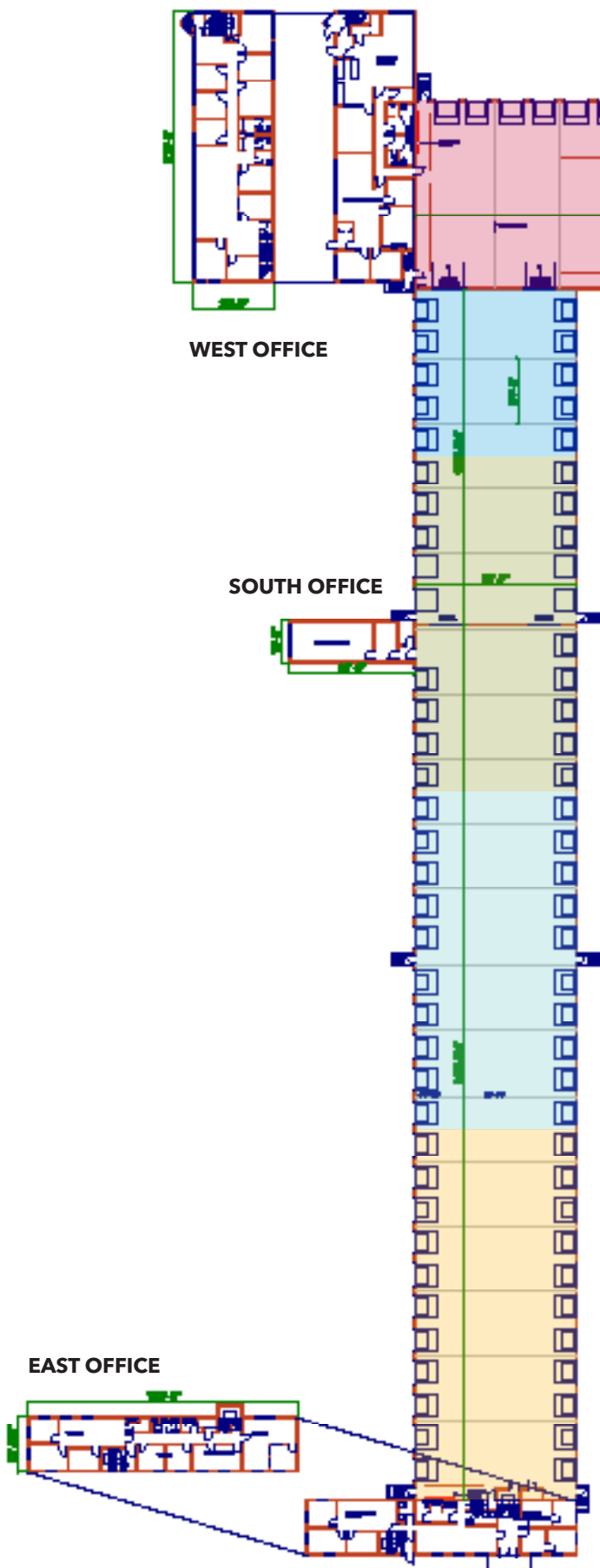
**YEAR OF CONSTRUCTION:**

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

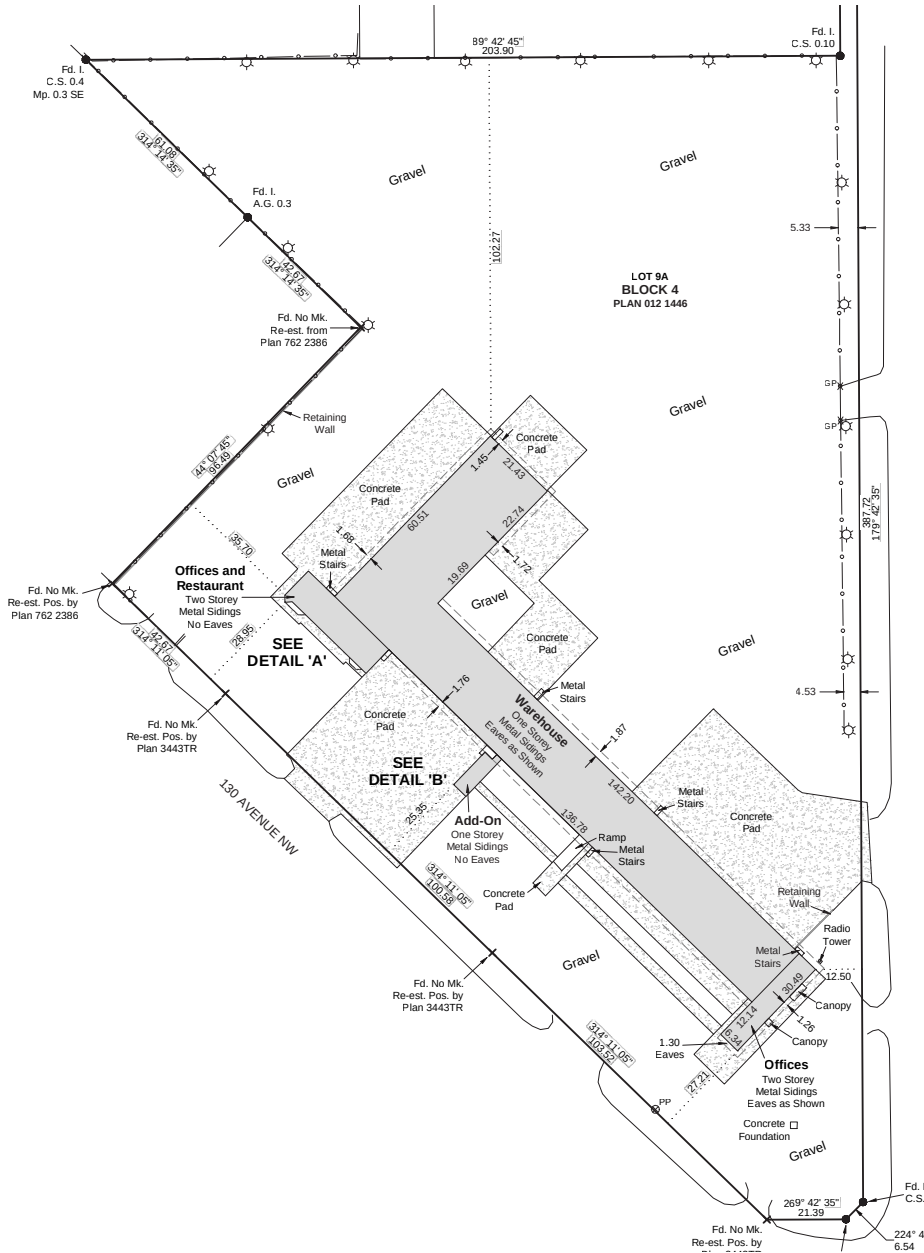
10 - 8' x 8' dock doors

19 - 8'6" x 9'6" dock doors

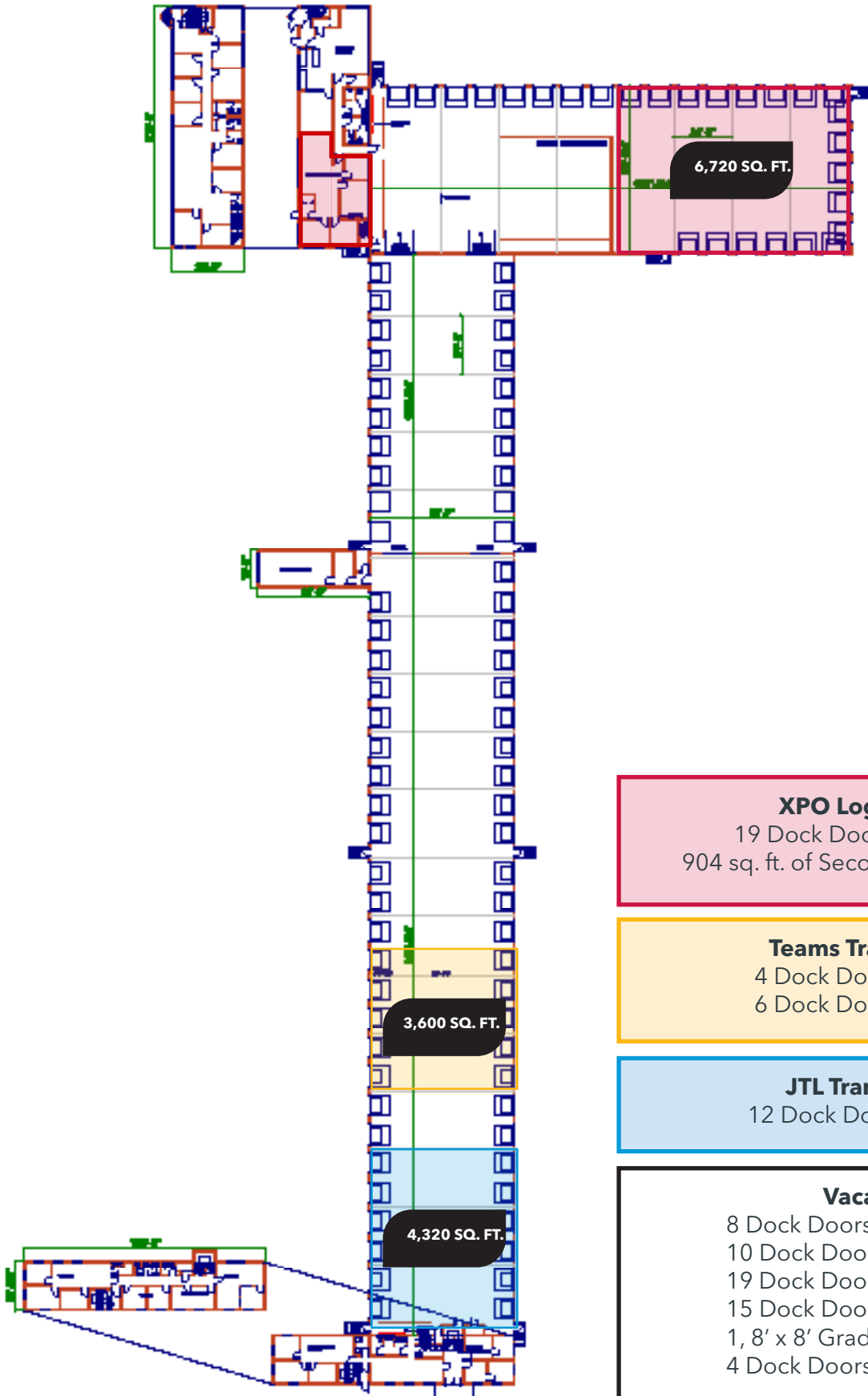
19 - 8' x 8' ramped dock doors  
1 - 8' x 8' grade door

22 - 9' x 9' dock doors





# 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**

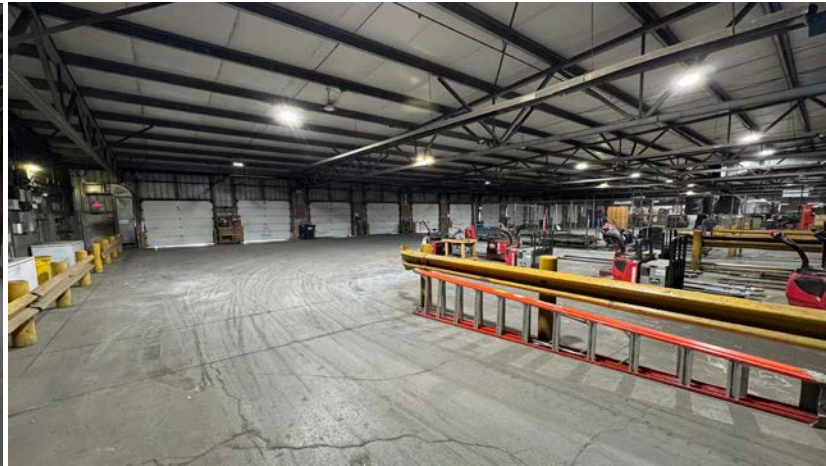
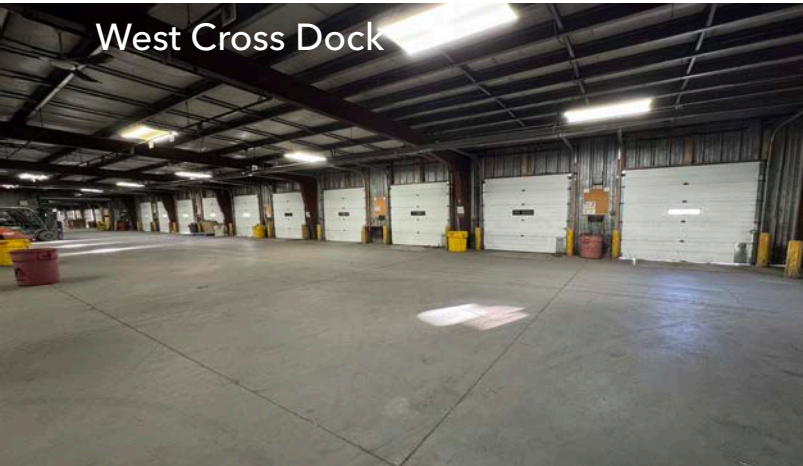
8 Dock Doors 9' x 9' x 6"  
10 Dock Doors 8' x 8'  
19 Dock Doors 8.6' x 9' x 6"  
15 Dock Doors 8' x 8'  
1, 8' x 8' Grade Door  
4 Dock Doors 9' x 9'

**\*MINIMUM 8 DOORS AVAILABLE FOR LEASE**

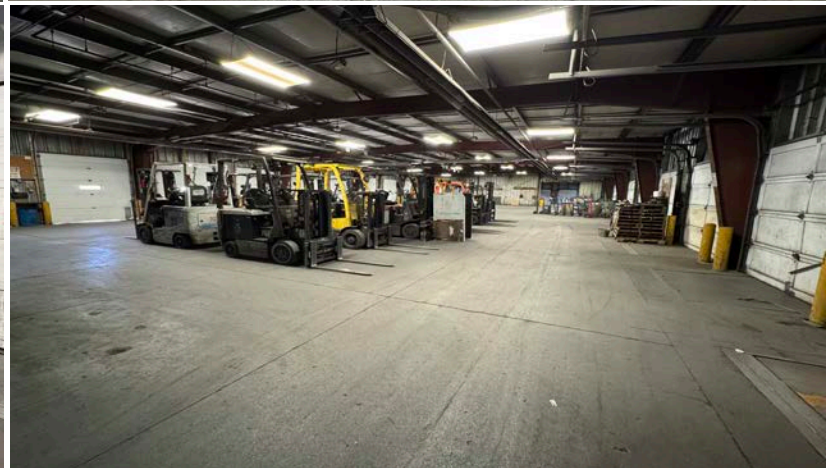
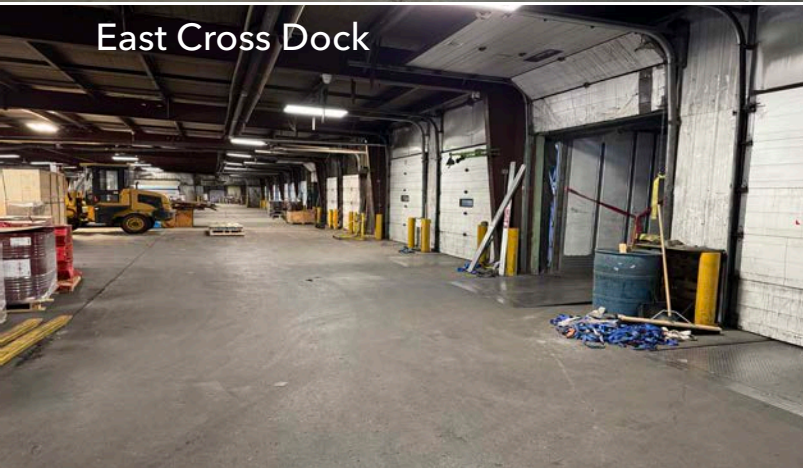


# — INTERIOR PHOTOS —

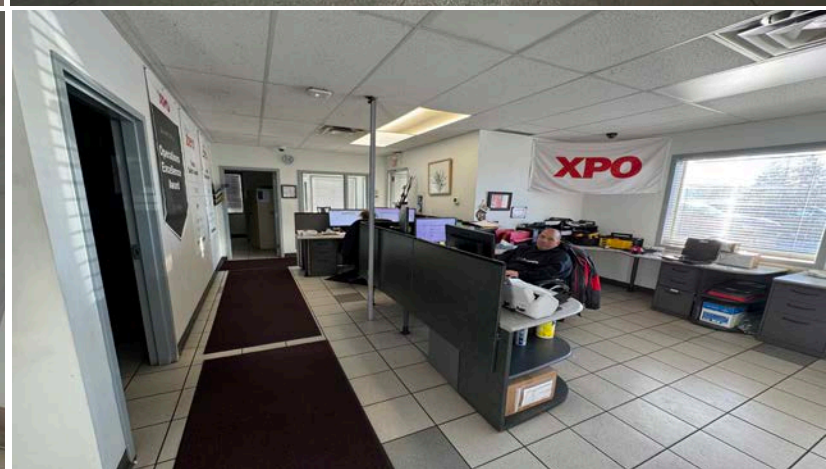
West Cross Dock



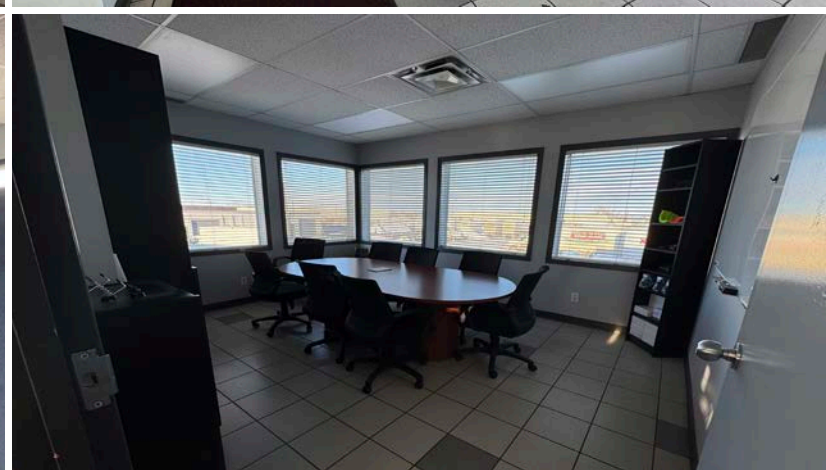
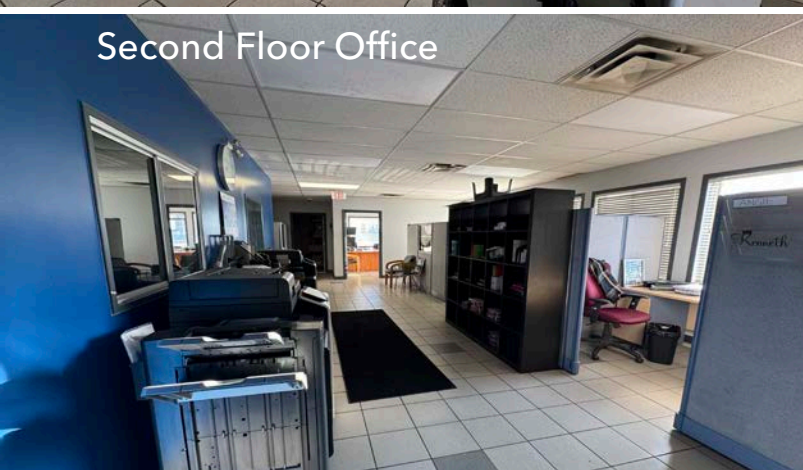
East Cross Dock



Main Floor Office

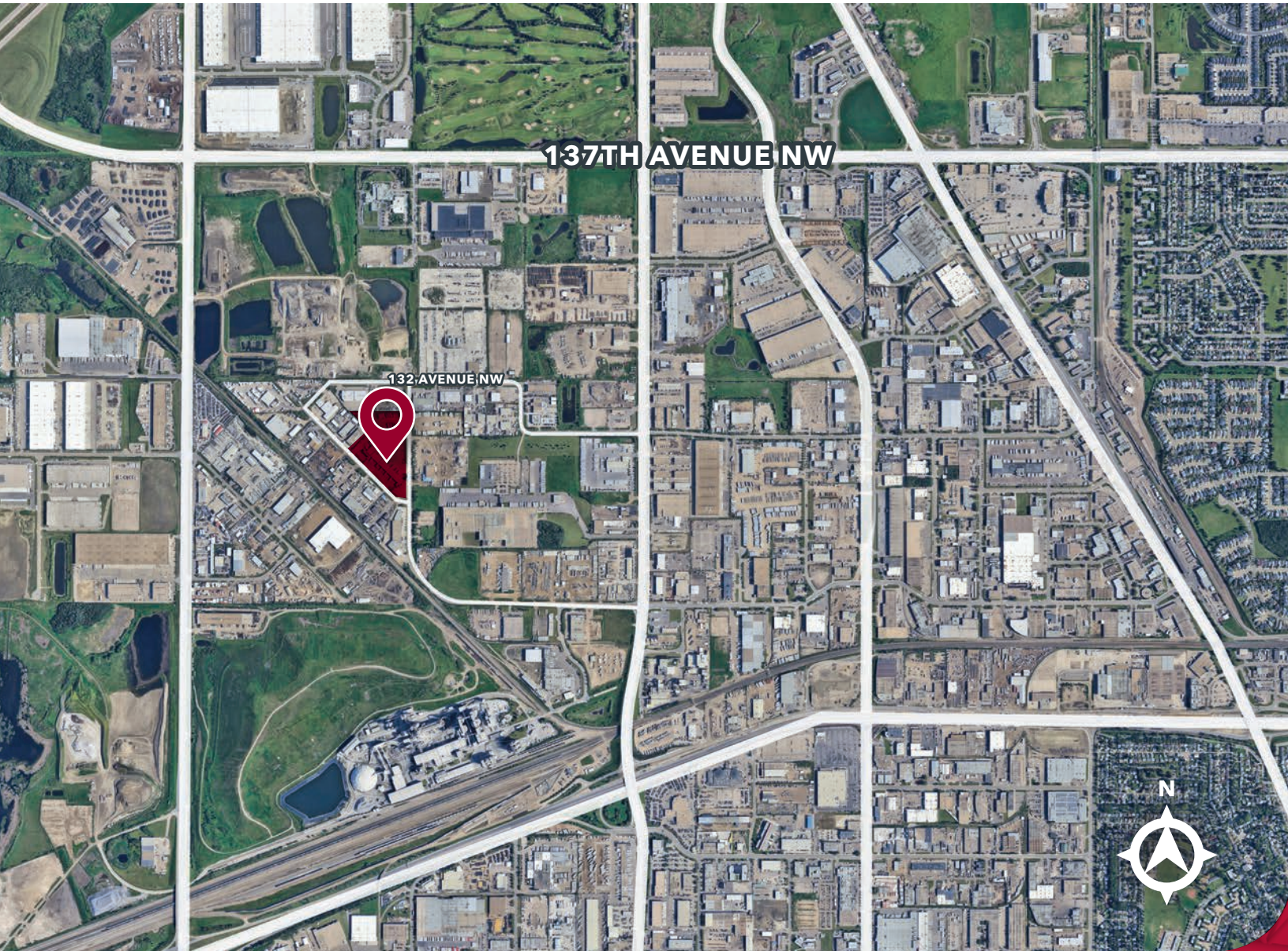


Second Floor Office





# LOCATION



## CONTACT US



**THOMAS ASHCROFT, SIOR**  
AVISON YOUNG  
PRINCIPAL

C: 780-990-5364  
thomas.ashcroft@avisonyoung.com



**JON C. MOOK, SIOR**  
LEE & ASSOCIATES CALGARY  
PRESIDENT | FOUNDING PRINCIPAL  
C: 403-616-5239  
jmook@lee-associates.com

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

5040 - 12A Street SE | Calgary, AB T2G 5K9  
[lee-associates.com/calgary](http://lee-associates.com/calgary)

**AVISON  
YOUNG**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES