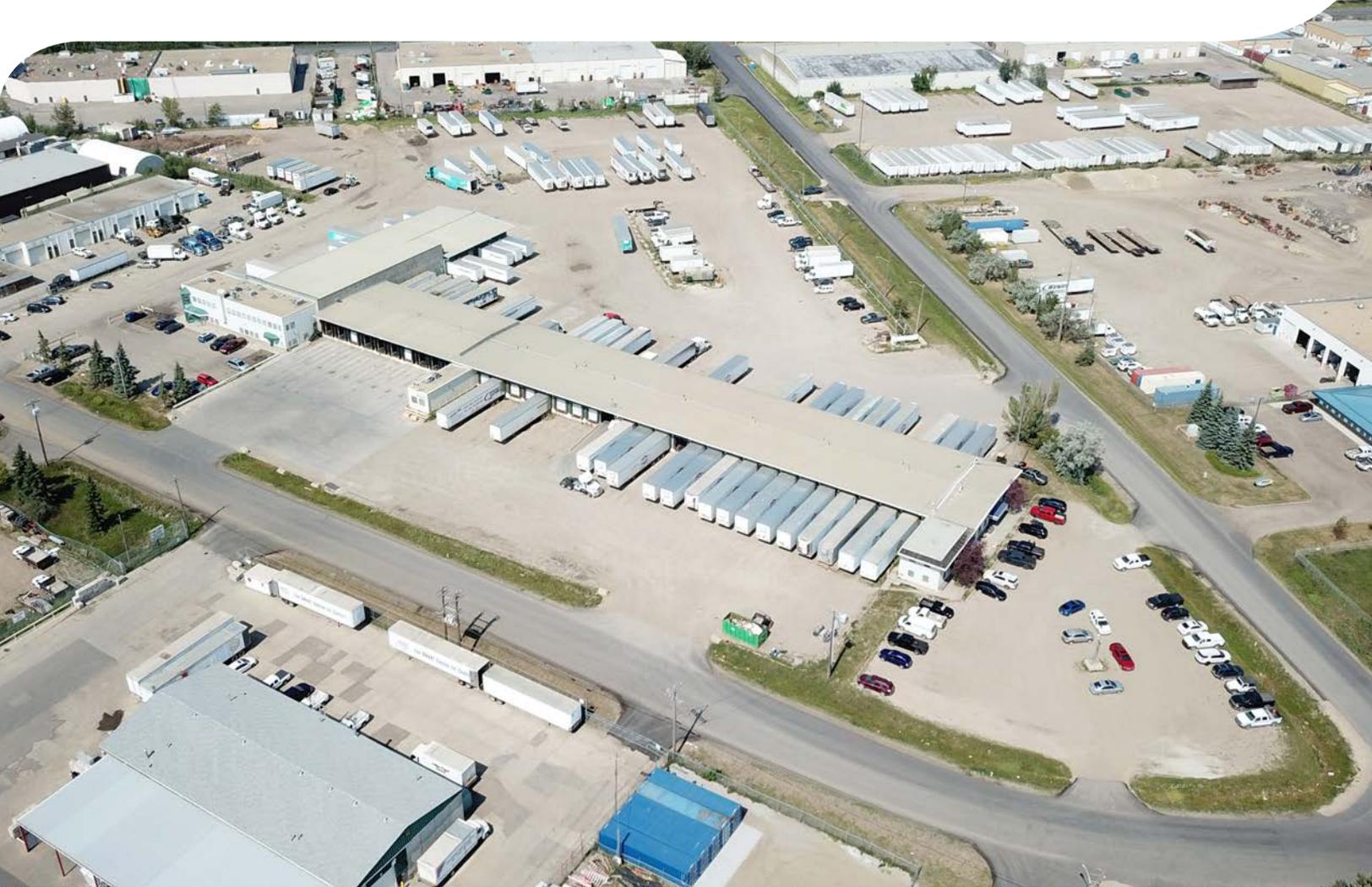


FOR SALE

13008 - 163rd Street NW,
Edmonton, AB

AVISON
YOUNG

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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, MANAGING DIRECTOR

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

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | 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.)

PROPERTY TAXES:

\$246,153.63 per annum (\$4.83 per sq. ft. for 2025)

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:

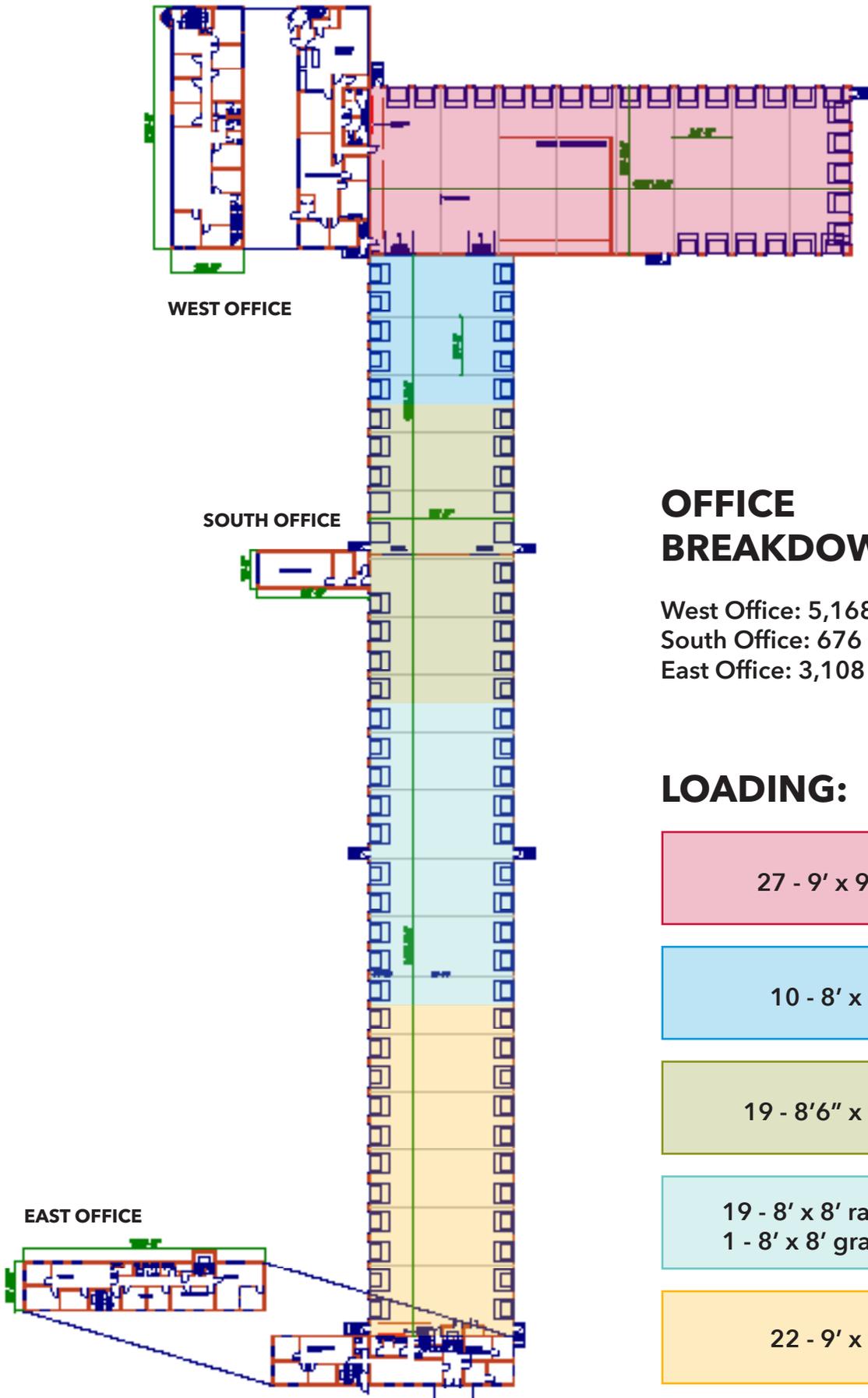
1974, with additions in 1986, 1997, & 2008



COMMENTS:

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

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

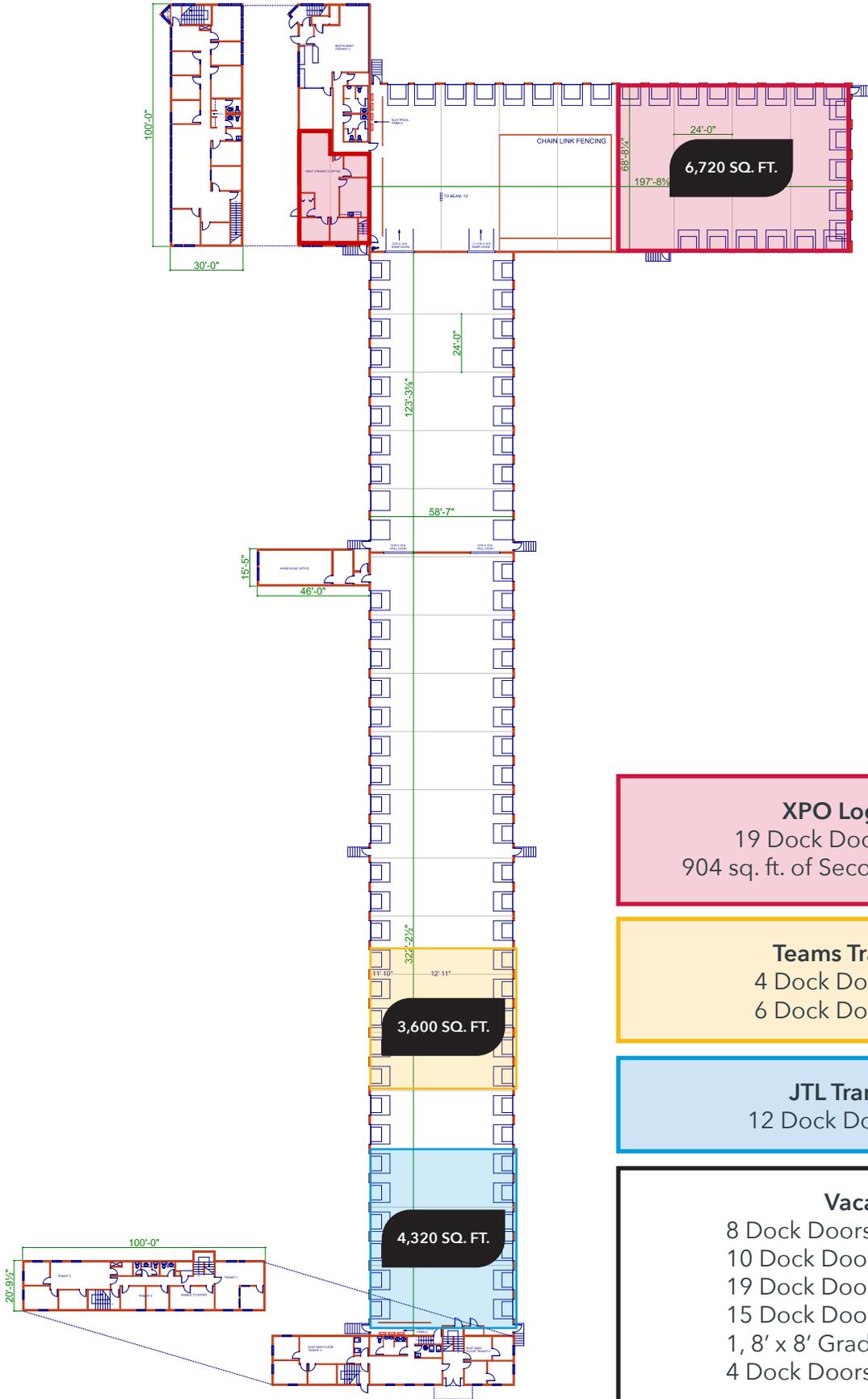
10 - 8' x 8' dock doors

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

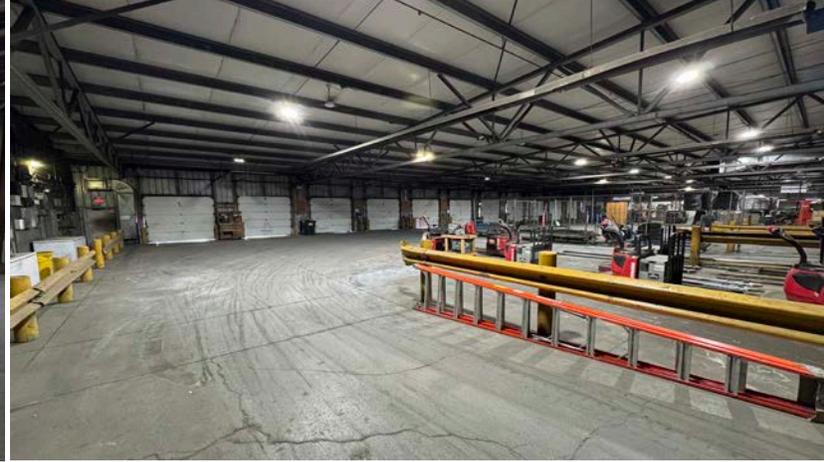
Teams Transport
 4 Dock Doors 8' x 8'
 6 Dock Doors 9' x 9'

JTL Transport
 12 Dock Doors 9' x 9'

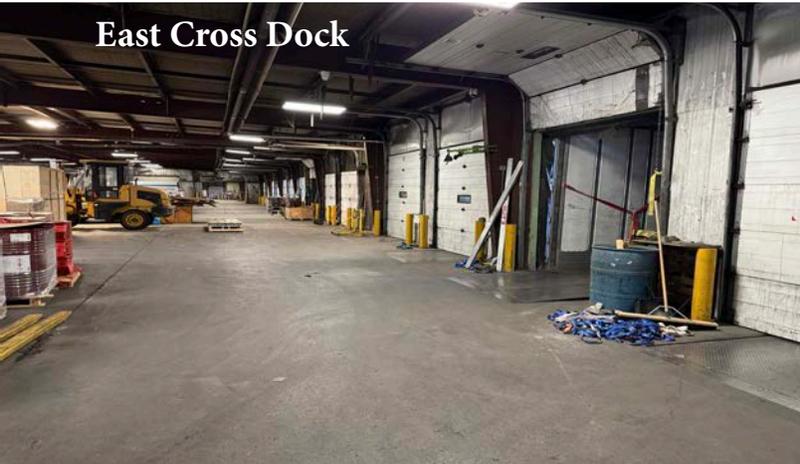
Vacant
 8 Dock Doors 9' x 9' x 6"
 10 Dock Doors 8' x 8'
 19 Dock Doors 8.6' x 9' x 6"
 15 Dock Doors 8' x 8'
 1, 8' x 8' Grade Door
 4 Dock Doors 9' x 9'

— INTERIOR PHOTOS —

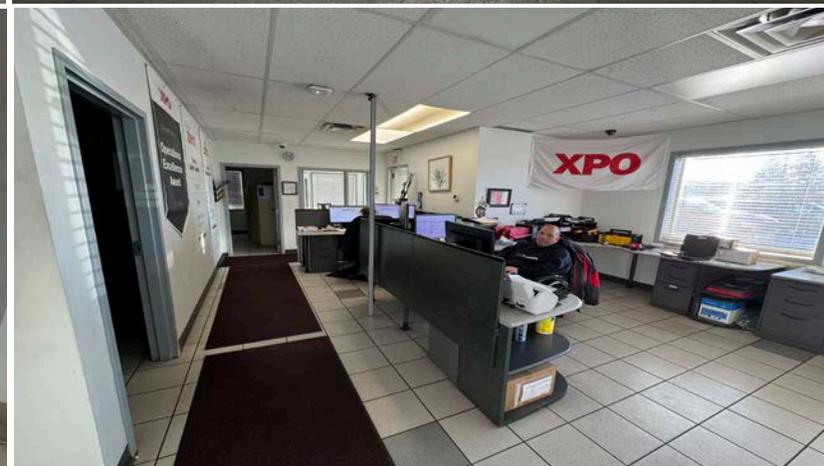
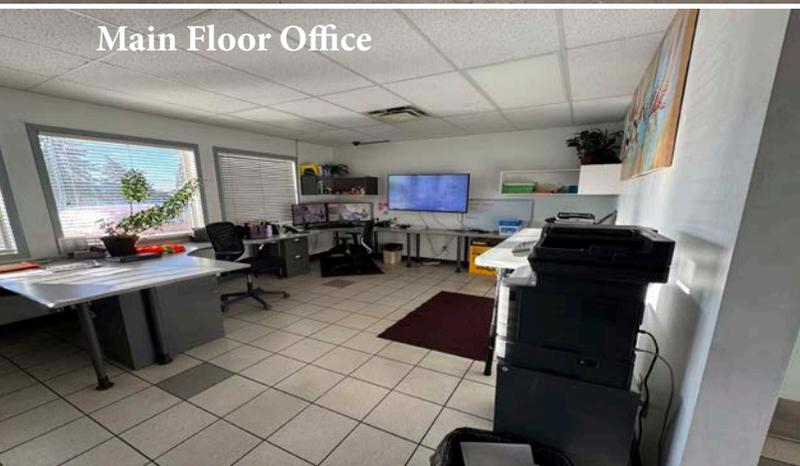
West Cross Dock



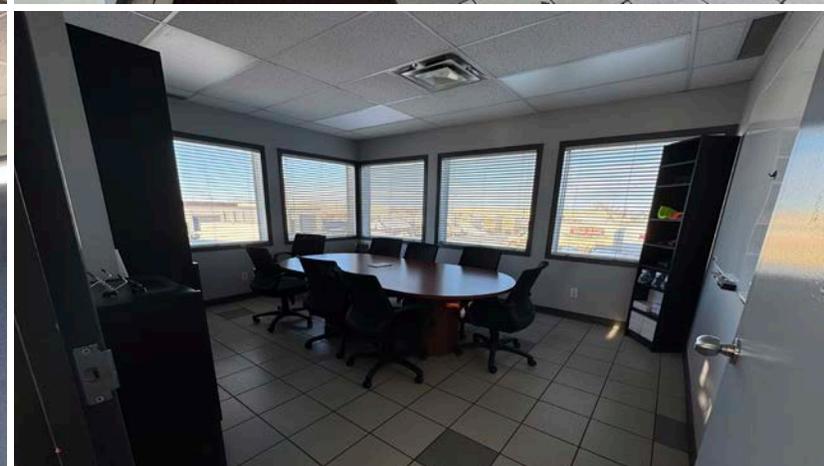
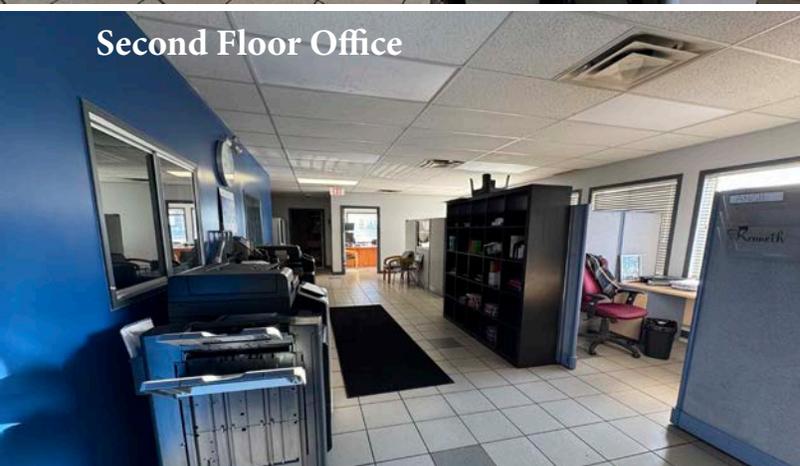
East Cross Dock



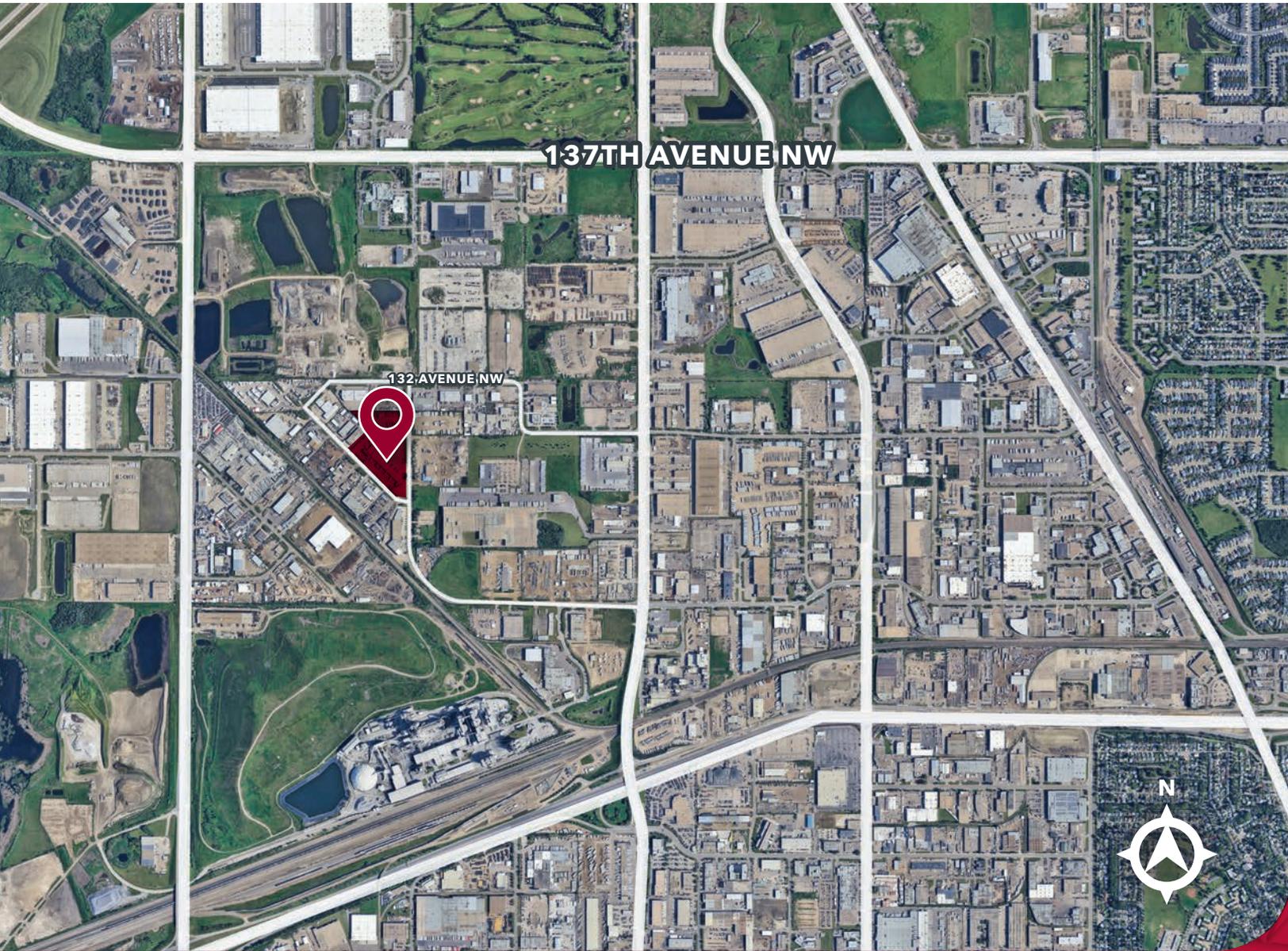
Main Floor Office



Second Floor Office



LOCATION



CONTACT US



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