

## \$0 - 12865 52 Street, Edmonton

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MLS® #E4365048

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Kennedale Industrial, Edmonton, AB

Located in the rapidly growing commercial district of North-East Edmonton, in Kennedale Plaza, this Flex/Warehouse-Office building offers light bay industrial space, upgraded with modern-high efficient heating/cooling and lighting systems and 3-phase power service for your business needs. Kennedale offers 12 x 14 Grade overhead doors, 18-20 ft clear to ceiling and 90 ft bay depth. High quality construction with efficient structures. Significant parking available. FLEX office/warehouse offers the option for 100% office or part office/ part warehouse. \$6.00/sqft promotional rate available!! Unit 12865 - 3,200sqft available for immediate occupancy! This open warehouse space includes a reception area, one 12x14 overhead door, mezzanine for storage, and a washroom. Unit 12811 - 4,800 sqft available by October 2025, with option to lease smaller area of ~3,200 sqft. The space features (2) 12x14 Overhead Doors, Reception/Office spaces, Warehouse, Radiant tube heater, and (2) washrooms.



Built in 1980

### Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4365048 |
| Bathrooms | 0.00     |

|            |            |
|------------|------------|
| Acres      | 0.00       |
| Year Built | 1980       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

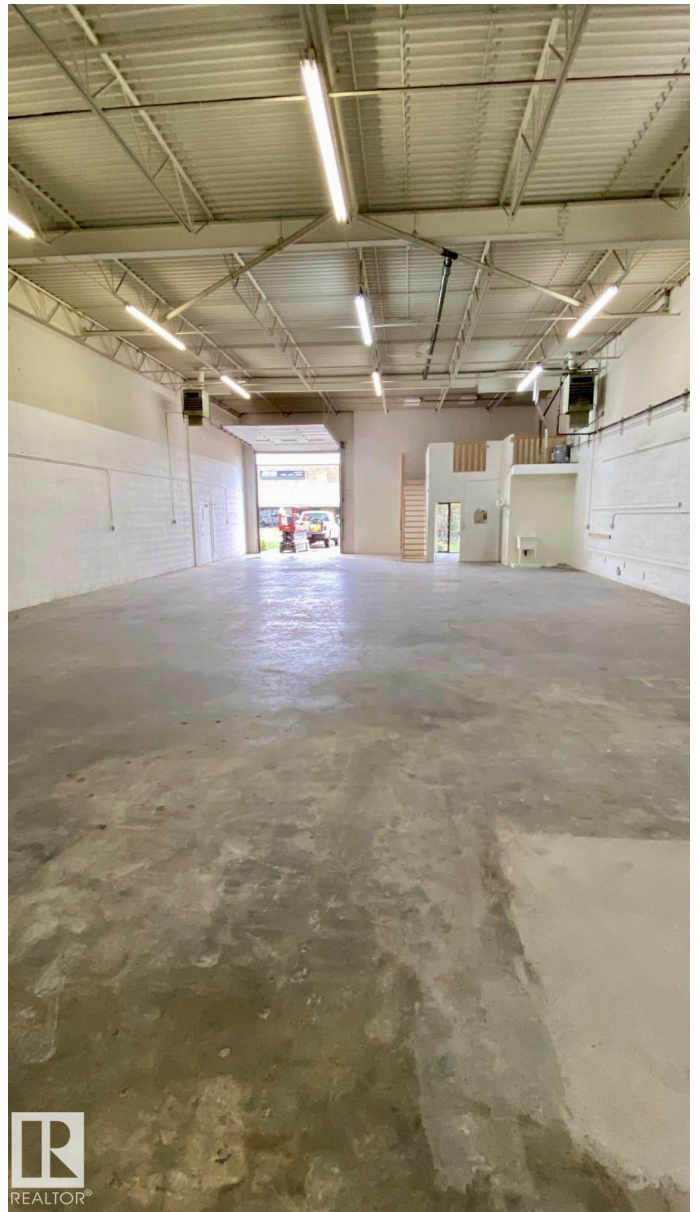
|             |                      |
|-------------|----------------------|
| Address     | 12865 52 Street      |
| Area        | Edmonton             |
| Subdivision | Kennedale Industrial |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5A 3P8              |

### Exterior

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2023 |
| Days on Market | 678                 |
| Zoning         | Zone 06             |



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Listing information last updated on September 17th, 2025 at 10:32pm MDT