



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

# NORALI BUSINESS PARK

15763 116 Avenue,  
Edmonton, AB



**JUST ONE GRADE BAY REMAINING**

## PROPERTY HIGHLIGHTS

- Small Bay Industrial Units – Ideal for storage, light manufacturing, and trades.
- Prime Location – Convenient access to major transportation routes, including Yellowhead Trail, Anthony Henday Drive, and 118 Avenue.
- Functional Layout – Efficient space with one grade-level bay available, offering ample vertical storage.
- Ready for Tenant Improvements – Customize the space to suit your operational needs.
- Perfect for Small Businesses – Cost-effective industrial space in a high-growth market.

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## AERIAL

	Unit 15751	Unit 15763
Size:	4,720 SF	3,260 SF
Loading:	10' x 12' Dock	12' x 14' Grade
Lease Rate:	\$11.00 per SF	\$12.00 per SF
Clear Height:	21'6"	22'6"
Power:	TBV by Tenant	
Op. Costs (2025 Est):	\$4.20 per SF	
Neighbourhood:	Alberta Park Industrial	
Zoning:	IM (Medium Industrial)	
Availability:	Immediately	90 Days Notice
Features:	Currently open concept area with one over-sized office, office washroom & shop washroom. Office space is approximately 700 SF	Ready for tenant improvements. Currently shell space with washroom



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