

FOR LEASE

NORWESTER DOCK LOADING BAYS

12,077 SF & 25,668 SF
Demising Options

Total contiguous space of
37,765 SF

16630 114 AVENUE NW, EDMONTON, AB

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PROPERTY HIGHLIGHTS

- Demising options available: 12,077 SF & 25,688 SF for a total contiguous available space of 37,765 SF
- Multiple dock loading doors
- Exposure along 114 Avenue with excellent proximity to 170 Street, 118 Avenue and 111 Avenue
- ETS transit stop immediately in front of building (Routes 135 & 123)



PROPERTY DETAILS

MUNICIPAL ADDRESS

16630 114 Avenue NW, Edmonton, AB

ZONING

IB - Business Industrial

NEIGHBOURHOOD

Norwester Industrial

AVAILABLE SIZE

Demising Options of 12,077 SF
& 25,688 SF
37,765 Contiguous SF

LOADING

(6) Dock

POWER

To be confirmed

CEILING HEIGHT

21' Clear

AVAILABLE

30 days notice

LEASE RATE

\$7.00 per SF

ADDITIONAL RENT

Operating Costs \$3.50 per SF
Property Tax \$2.20 per SF
Total \$5.70 per SF (estimated 2023)

AERIAL

YELLOWHEAD TRAIL

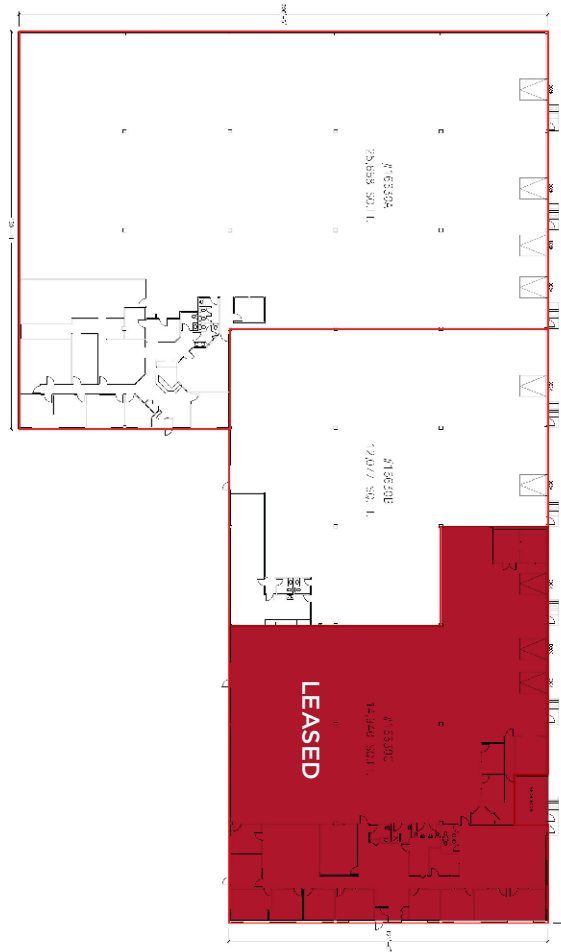


118 AVENUE

170 STREET



FLOOR PLAN



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