

FOR LEASE

114 AVENUE BUILDING

11319/21 166A Street NW
Edmonton, AB

35,677 SF
Multiple Dock Doors

ONE BAY REMAINING

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PROPERTY HIGHLIGHTS

- Cost competitive option in the Northwest warehouse market
- High dock door count
- Close proximity to 170th Street, 111th Avenue, 118th Avenue, & Yellowhead Trail
- Available within 60 days

Building Upgrades

- Roof replacement
- Concrete storage mezzanine for each unit
- 2nd floor windows replacement
- New LED lighting throughout
- New dock seals/bumpers
- New washroom

PROPERTY DETAILS

NEIGHBORHOOD
West Sheffield Industrial

ZONING
IM - Medium Industrial

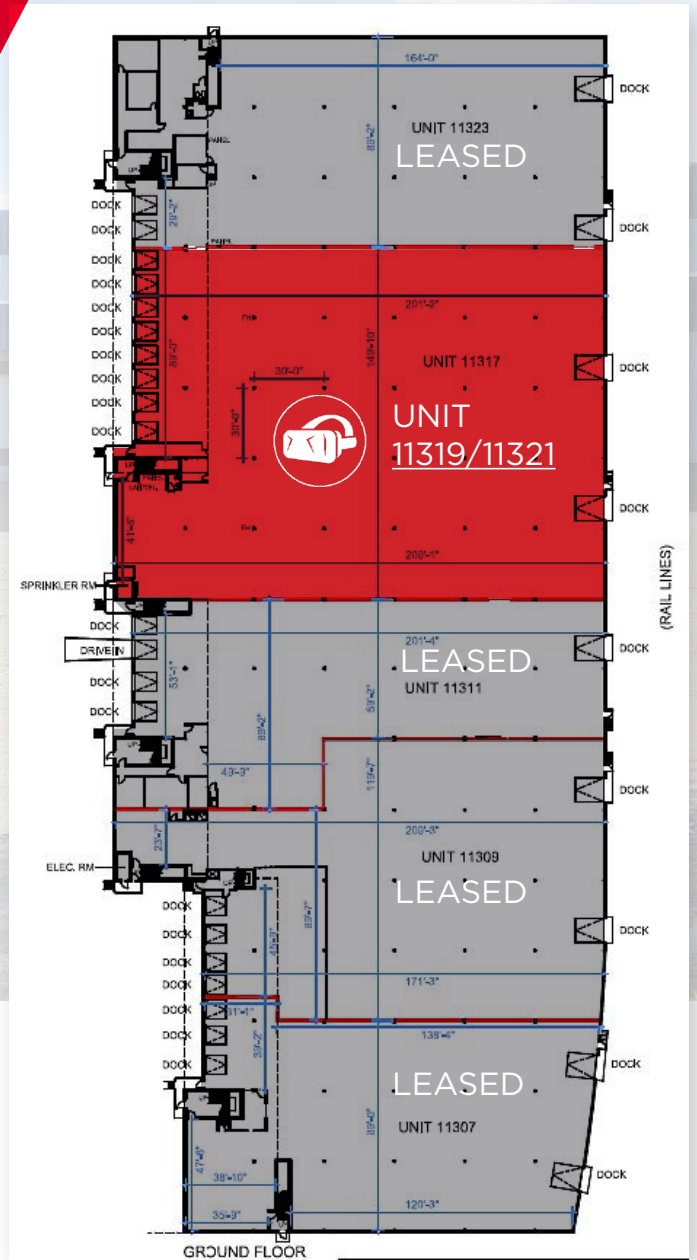
CEILING HEIGHT
22' Clear

POWER
To be Verified

LEASE RATE
Market

ADDITIONAL RENT 2024
Operating Costs: \$2.14 per SF
Property Taxes: \$2.46 per SF
Total: \$4.60 per SF
Plus 4% of Gross Rent Management Fee

AVAILABILITY
Within 60 days



Unit	Available size & loading			Loading Doors
	Main Floor	Mezzanine	Total	
Unit 11319/21	30,721 SF	4,956 SF	35,677 SF	(8) Dock



Click to view virtual tour
Unit 11319

PROPERTY PHOTOS



LOCATION OVERVIEW



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