



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

PROPERTYDETAILS

NEIGHBORHOOD West Sheffield Industrial

ZONING IM - Medium Industrial

CEILING HEIGHT 22' Clear

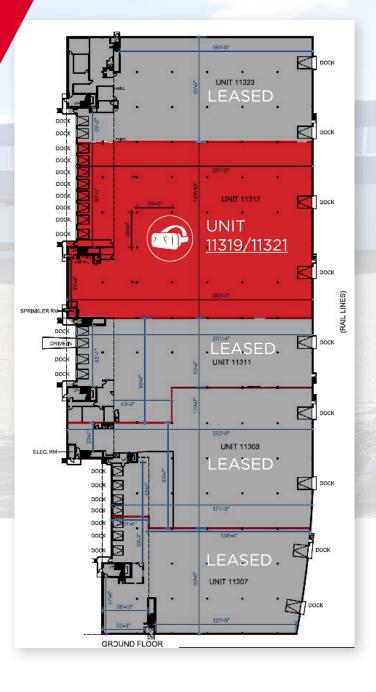
POWER To be Verified

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



Available size & loading

Main Floor	Mezzanine	Total	Loading Doors
30,721 SF	4,956 SF	35,677 SF	(8) Dock



Unit

Unit 11319/21

Click to view virtual tour Unit 11319

PROPERTY PHOTOS







LOCATION OVERVIEW





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