

EDMONTON'S LANDMARK INDUSTRIAL OPPORTUNITY AVAILABLE FOR SALE OR LEASE — NOW IT'S YOUR TURN TO MAKE HISTORY.

# BRICK 170TH



FOR SALE/LEASE: 16930 - 114 AVENUE EDMONTON, ALBERTA

CBRE

# INTRODUCING BRICK170<sup>TH</sup>

CBRE is proud to introduce a unique opportunity to own or lease a piece of Edmonton's history! The landmark warehouse space housed The Brick's corporate office since 1976, and is now ready to pass the torch to its next proud owner or tenant — **it's your turn to make history!**

The building features 401,564 SF of premium office and warehouse space on 16.13 acres of land, fitted with single load shipping, trailer and passenger vehicle parking, and 1,500 feet of direct frontage to 170th Street, a major west Edmonton route that offers excellent signage and advertising opportunities.

<b>AVAILABLE AREA</b>	Main Floor Office:	35,779 SF
	2nd Floor Office/Mezzanines:	67,532 SF
	Warehouse:	298,253 SF
	<b>Total:</b>	<b>401,564 SF</b>

**LEASE RATE** Starting at \$7.50 per SF / annum

**TAXES (2024)** \$955,397.28

**OP COSTS (2024 EST.)** \$4.38 per SF / annum

**LIST PRICE** \$42,000,000.00

**AVAILABLE** Q1 2025



**TOTAL LAND SIZE**

16.13 Ac.

**YARD SIZE**

±3.10 Ac.

**ZONING**

BE – Business Employment

**DOCK LOADING**

(58) 8' x 10' loading doors

**GRADE LOADING**

(1) 10' x 10' loading door

**BUILDING SIZE**

401,564 SF

**DEMISING OPTIONS**

starting at 97,247 SF

**CONSTRUCTION**

Bock/Steel Frame & Insulated metal panel

**POWER**

2,000 amp, 600 volt  
\*To be confirmed

**CLEAR HEIGHT**

27'11" – 30'6"

**LIGHTING**

LED in warehouse

**~1,500'**  
Frontage onto 170th Street and 5 points of ingress/egress

2

MINUTES TO  
YELLOWHEAD TRAIL

5

MINUTES TO ANTHONY  
HENDAY DRIVE

14

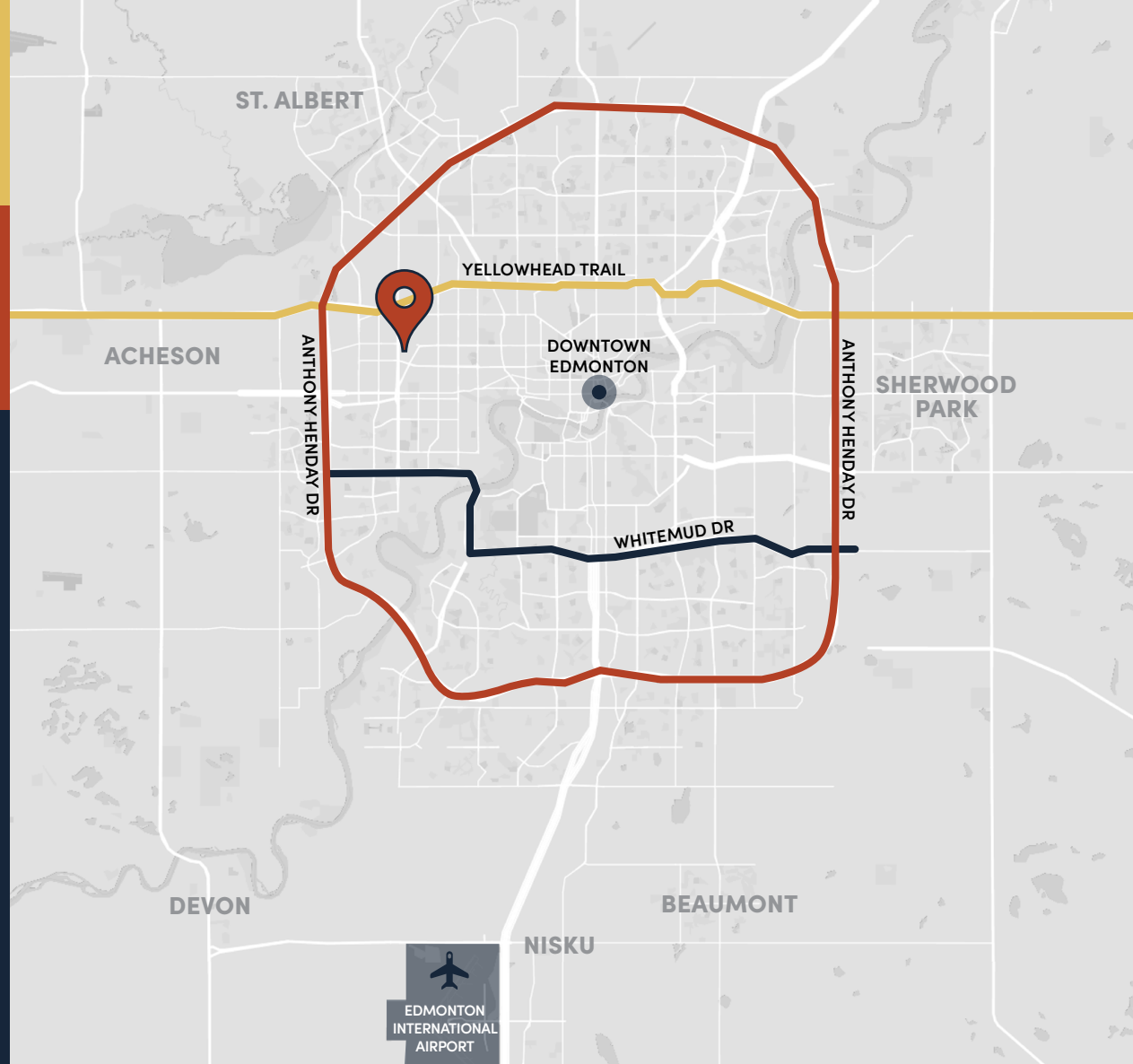
MINUTES TO  
WHITEMUD DRIVE

20

MINUTES TO  
DOWNTOWN

32

MINUTES TO  
INTERNATIONAL  
AIRPORT



# RIGHT WHERE YOU WANT TO BE

## RECOGNIZABLE LOCATION WITH UNBEATABLE RING ROAD CONNECTIONS

Conveniently located on the busy 170th Street, Brick 170th not only benefits from great exposure, but incredible accessibility. There are five bus stops in the immediate vicinity of the building which feed into major transit centres such as West Edmonton Mall and Jasper Place.

For those who drive, Brick 170th offers an abundance of vehicle parking, and is just a 2-minute drive from Yellowhead Trail, 5 minutes from Anthony Henday Drive, 14 minutes to Whitemud Drive, and 20 minutes to the downtown core.

Brick 170th is also located within a convenient distance from CN/CP intermodal yards and rail transportation networks and is just over 30 minutes from Edmonton International Airport.

## IN GOOD COMPANY

Brick 170th is surrounded by a community of industrial parks and neighbouring businesses that include:

### INDUSTRIAL USERS:

- Gregg Distributors
- Durabuilt Windows
- Acklands Grainger
- General Motors
- UAP

### RETAILERS:

- Park Lighting
- BA Robinson
- Emco
- Andrew Sheret Limited
- Best Plumbing & Lighting

 BUS STOPS WITH DIRECT ROUTE TO WEST EDMONTON MALL AND JASPER PLACE TRANSIT CENTRES

# A FLEXIBLE FIT

## PROPOSED DEMISING OPTION

With 401,564 square feet of commercial industrial space to spare, Brick 170th can be demised to accommodate multiple users. Below is a proposed, 3-unit demising option starting at ±97,247 square feet.

### PROPOSED UNIT 1 AREA

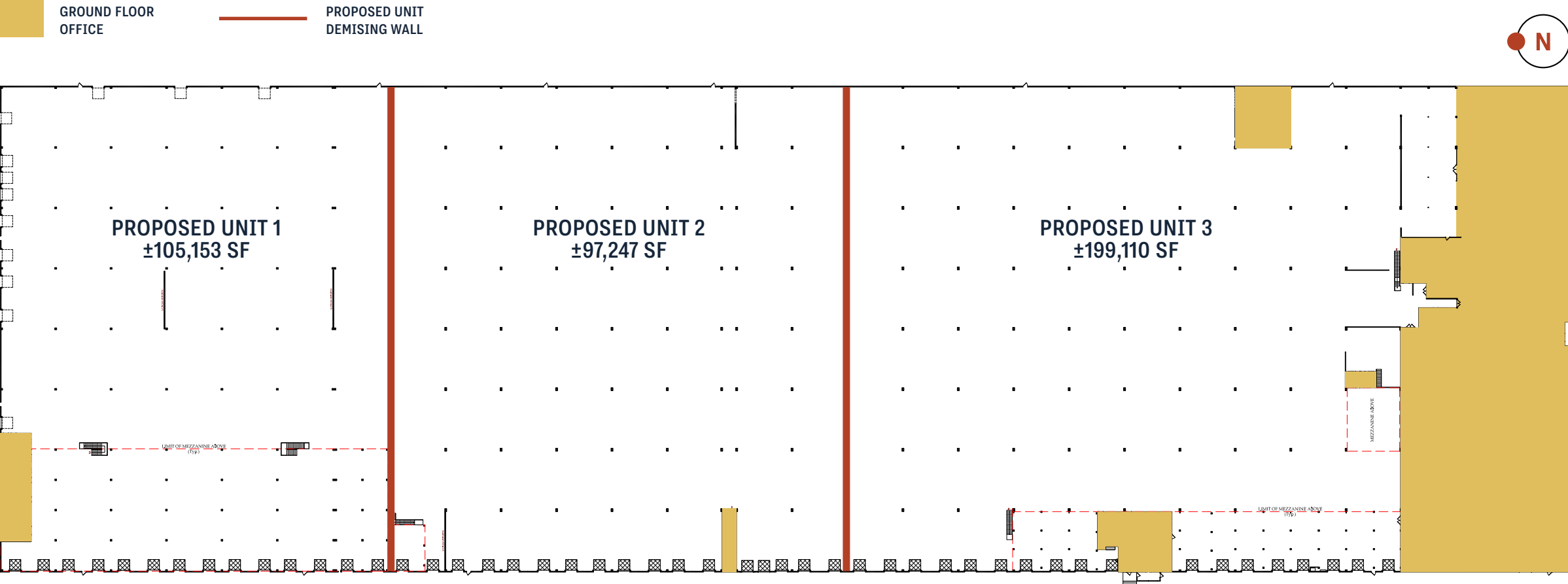
Warehouse Floor Area:	±82,664 SF
Ground Floor Office Area:	±1,483 SF
2nd Floor/ Mezzanine Area:	±21,006 SF
<b>Total:</b>	<b>±105,153 SF</b>

### PROPOSED UNIT 2 AREA

Warehouse Floor Area:	±96,852 SF
Ground Floor Office Area:	±395 SF
2nd Floor/ Mezzanine Area:	---
<b>Total:</b>	<b>±97,247 SF</b>

### PROPOSED UNIT 3 AREA

Warehouse Floor Area:	±118,578 SF
Ground Floor Office Area:	±35,060 SF
2nd Floor/ Mezzanine Area:	±45,472 SF
<b>Total:</b>	<b>±199,110 SF</b>



# BUILDING THE VISION

## REDEVELOPMENT POTENTIAL

Brick 170th has immense potential to be redeveloped in various ways – from demising the space, to incorporating solar panels onto the roof, or installing glazing onto both ends of the building.

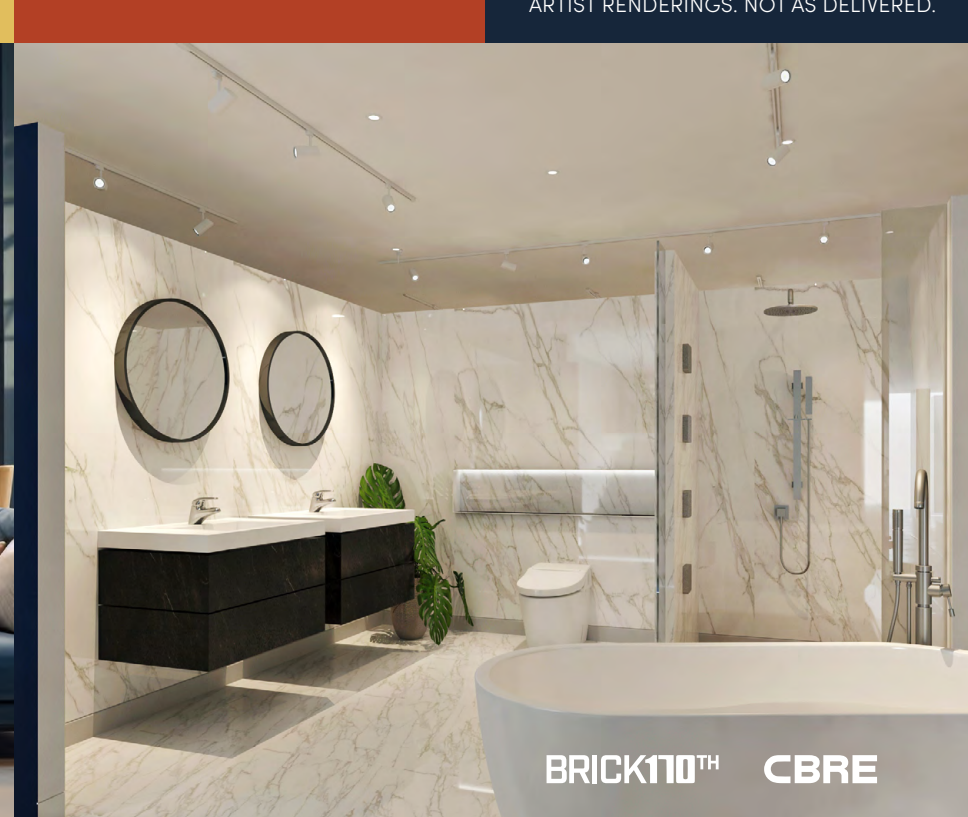
The potential addition of glazing to the south and north ends of the building would provide more natural light appealing to a variety of potential businesses including users who will require showroom space.

The building would be perfect for use as a distribution warehouse or for a one stop shop for home renovations and could comfortably house relevant tenants such as home improvement supplies, auto-parts distribution, pharmaceutical, plumbing and heating distribution, and a host of other distribution users.



POTENTIAL GLAZING TO SOUTH AND NORTH ENDS OF BUILDING

ARTIST RENDERINGS. NOT AS DELIVERED.

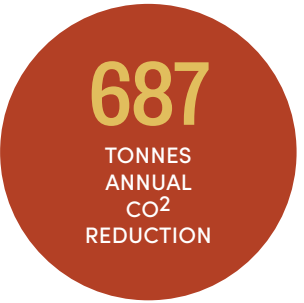
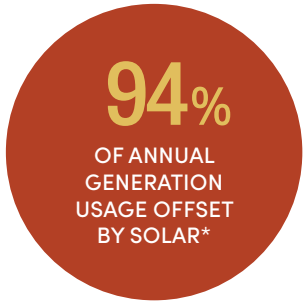


# SUPPORTING SUSTAINABLE DESIGN

## POTENTIAL FOR SOLAR

As corporations become increasingly aware of their environmental impact and how their real estate decisions tie into their ESG plans, solar is a cost-efficient option. The proposed solar array would provide an annual CO2 reduction of 687 tonnes. A Solar array

designed by Inferno Solar and incorporated onto the roof of Brick 170 would generate 1,296,077 kilowatt hours per annum, which equated to an estimated 94% of the electricity required to operate the building – an annual cost benefit of \$245,607.



ALL DATA PROVIDED BY INFERNO SOLAR

ARTIST RENDERING. NOT AS DELIVERED.



# FLOOR PLANS

CLICK ON LABELS TO SWITCH BETWEEN FLOOR PLANS



REACH OUT TO THE CBRE EDMONTON INDUSTRIAL TEAM TO LEARN MORE

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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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