

Dock Loading Warehouse

16636 - 117th Avenue
Edmonton, Alberta
www.cbre.ca

One Bay Remaining! | 4,002 SF Located in Signum Park



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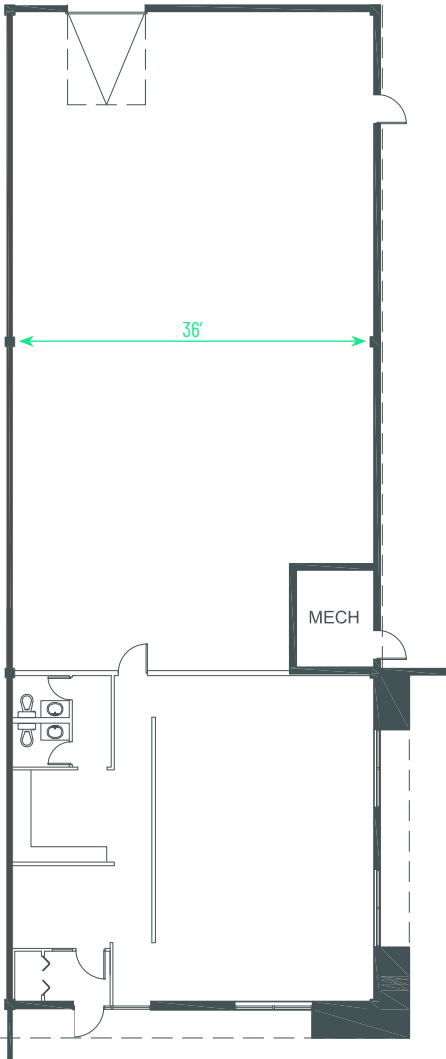
Dock Loading Warehouse

Located in Signum Park within the Norwester Industrial area, this warehouse has excellent access to 170th Street, 118th Avenue, Yellowhead Trail, and Anthony Henday Drive. This corner unit features 21' clear ceiling height and one dock loading door.

Legal Address	Plan 7520501; Block 11
Zoning	IM - Medium Industrial
Available Area	4,002 sq. ft.
Dock Loading	(1) 8' x 10' with levelers
Construction	Concrete block
Column Spacing	36'
Ceiling Height	21' clear
Power	To be confirmed

Heating	Forced air overhead unit heaters
Lighting	LED
Sprinklers	Yes
Downdraft Fans	Yes
Parking	Surface
Op Costs (2025)	\$6.35 per sq. ft. / annum
Lease Rate	\$8.25 per sq. ft. / annum
Available	Immediately

Floor Plan



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For Lease



Contact Us

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***Lead Broker**

*(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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