



New asking price: \$11,500,000
Lease rate: \$7.50 PSF

For Sale / Lease

Warehouse Facility

11415 168 Street NW | Edmonton, AB

99,268 SF on 5.28 Acres

- Freestanding office/warehouse opportunity
- Prominent location with easy access to main arterials
- Flexible Business Employment zoning
- Dock and grade loading with ability to add more loading
- Great connectivity to city transit and amenities

For more information contact:

Darryl McGavigan
Executive Vice President
780 328 0064
Darryl.McGavigan@jll.com

Kent Simpson
Vice President
780 203 0425
Kent.Simpson@jll.com



Property Details

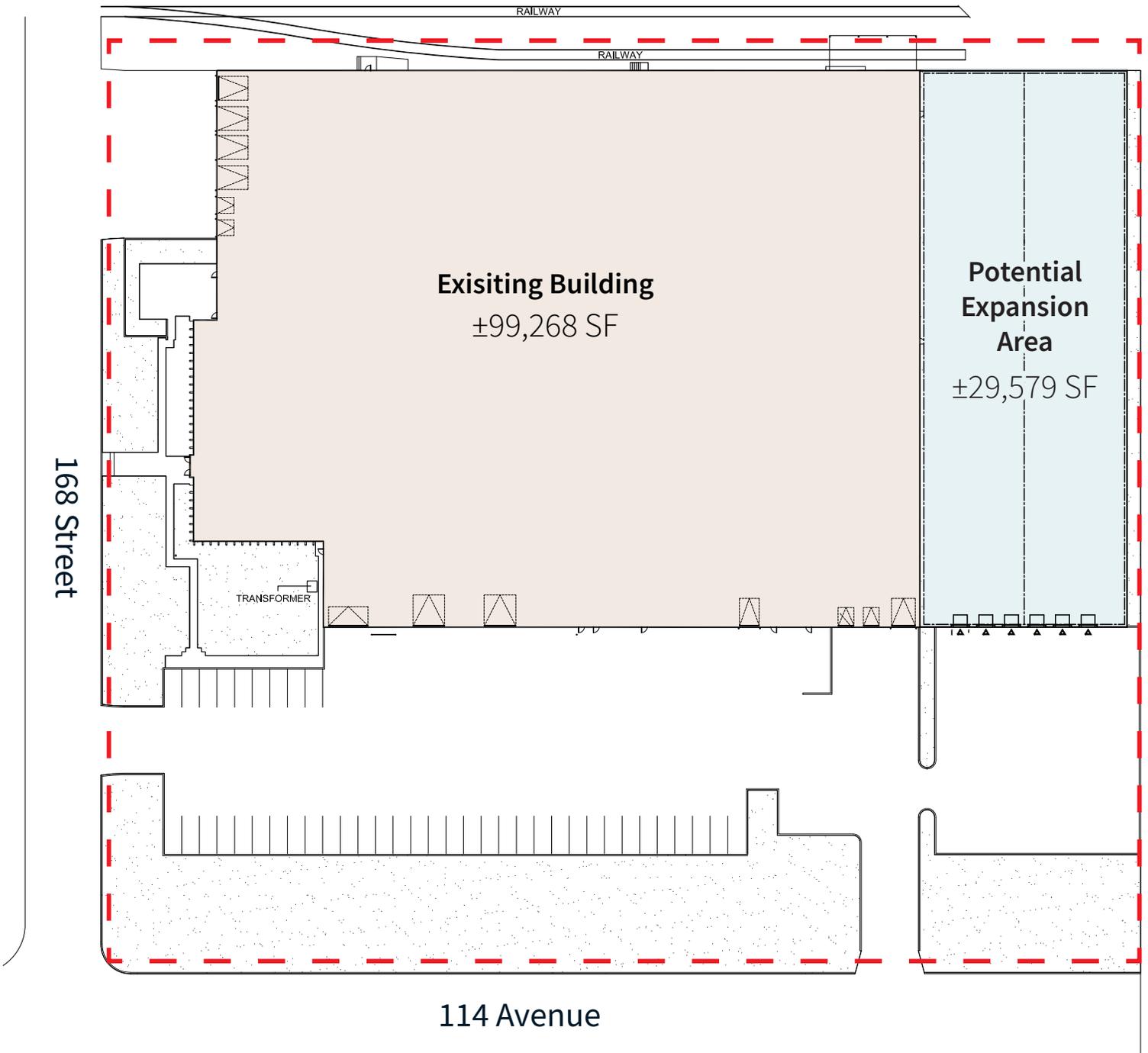
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|--------------------------|--|
| Municipal Address | 11415 168 Street NW, Edmonton |
| Legal Description | Plan 4928TR Blk 2 Lot 1 |
| Zoning | Business Employment (BE) |
| Building Size | Office: 14,901 SF Warehouse: 84,367 SF Total: 99,268 |
| Site Size | 5.28 Acres |
| Year Built | 1974 |
| Construction | Concrete block |
| Column Grid | 54' x 35' (typical) |
| Power | 800 Amp, 277/480 Volt* |
| Ceiling Height | 22' |

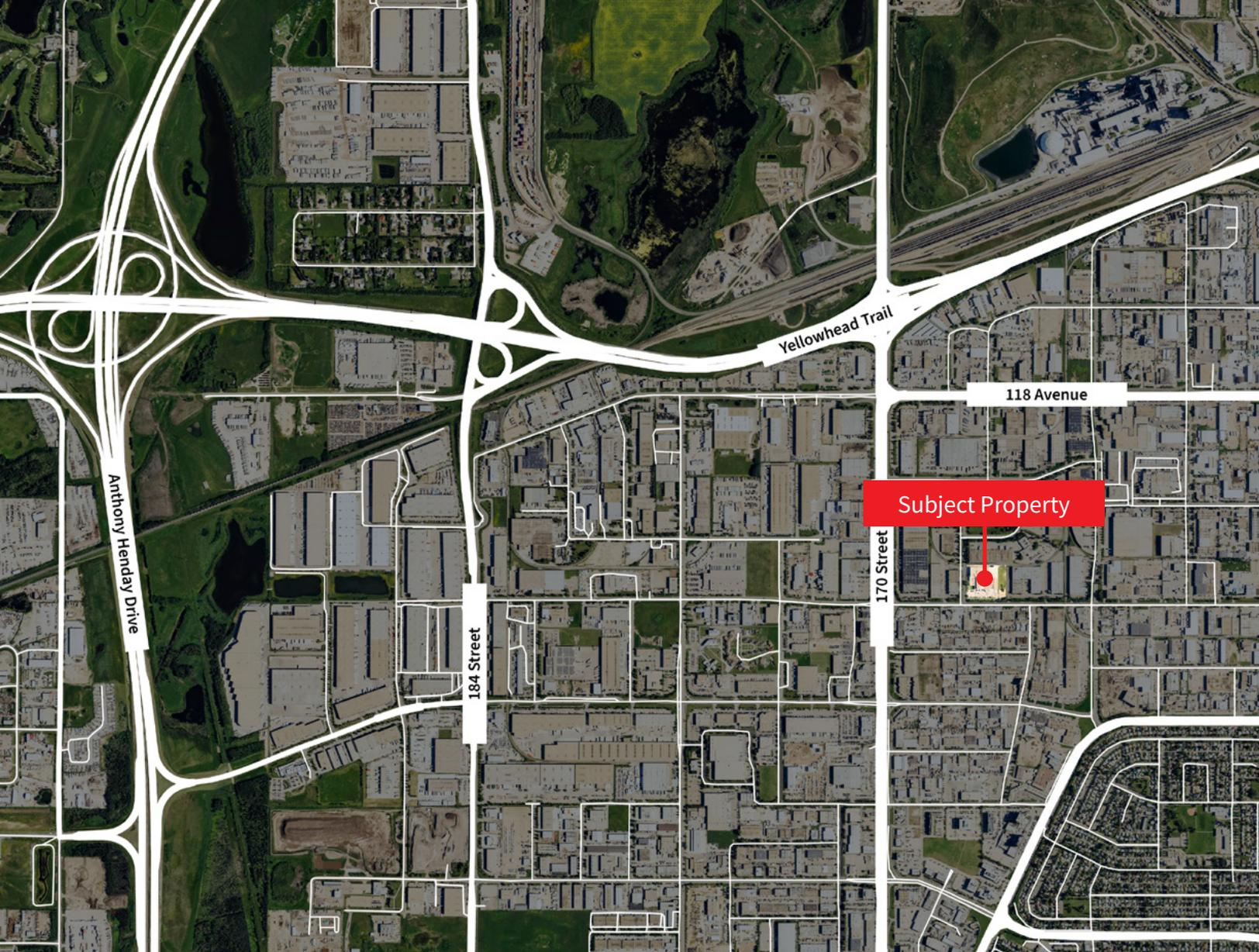
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|-------------------------------------|---|
| Heating | Forced air unit heaters in warehouse |
| Sprinklered | Yes |
| Loading | 4 - Grade 3 - Dock 5 - Grade to interior dock |
| Property Tax (2026 estimate) | \$267,911 |
| Sale Price | \$11,500,000 |
| Lease Rate (PSF) | \$7.50 |
| Additional Rent (PSF) | \$4.58 (2026 estimate) - plus management fee |
| Vacant Possession | July 1, 2026 |

*TBC by Purchaser/Tenant

Site plan

-  Building size: ±99,268 SF
-  Potential expansion area: ±29,579 SF
-  Property line





Darryl McGavigan
Executive Vice President
780 328 0064
Darryl.McGavigan@jll.com

Kent Simpson
Vice President
780 203 0425
Kent.Simpson@jll.com

Adam Butler
Executive Vice President
780 328 0065
Adam.Butler@jll.com

Mackenzie York
Associate Vice President
780 920 8463
Mackenzie.York@jll.com

Bronwyn Scrivens
Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com

Kailee Campbell
Senior Transaction Analyst
780 328 0069
Kailee.Campbell@jll.com

JLL Edmonton Industrial | National Bank Centre - 3560, 10180 101 Street NW, Edmonton, AB, T5J 3S4

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