

Showcase Industrial Office & Warehouse

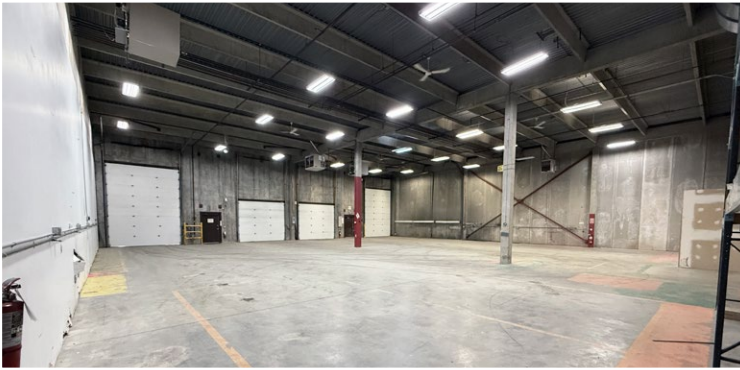
16520 - 111th Avenue
Edmonton, Alberta
www.cbre.ca

9,205 SF Remaining | Dock & Grade Loading



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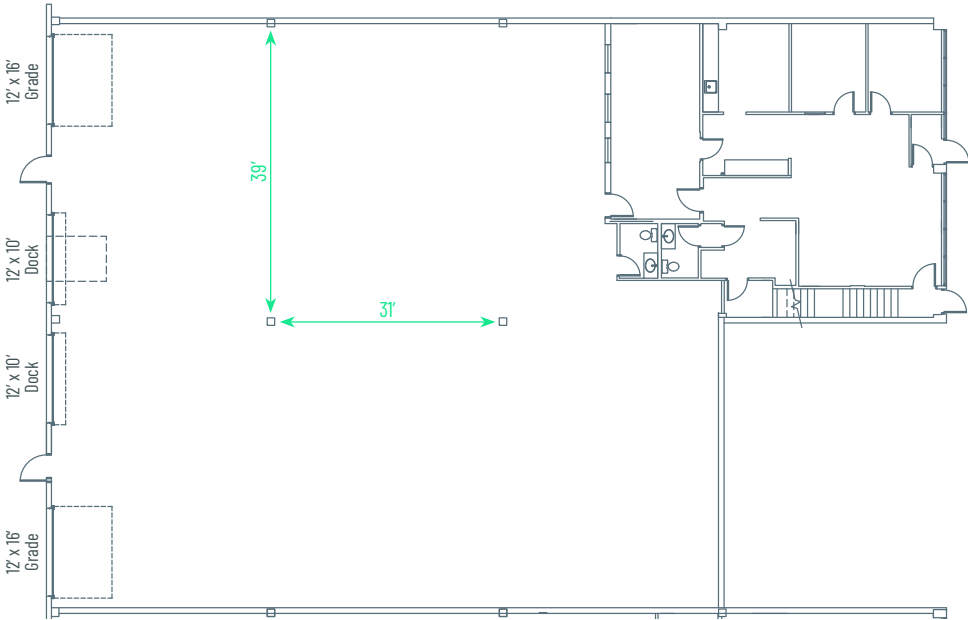
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The subject property has an excellent northwest Edmonton location providing easy access to 111th Avenue, Mayfield Road, 170th Street, and Anthony Henday Drive. The building features a combination of grade and oversized dock level loading. Generous onsite parking at the front of the building, including four rows of scramble parking.

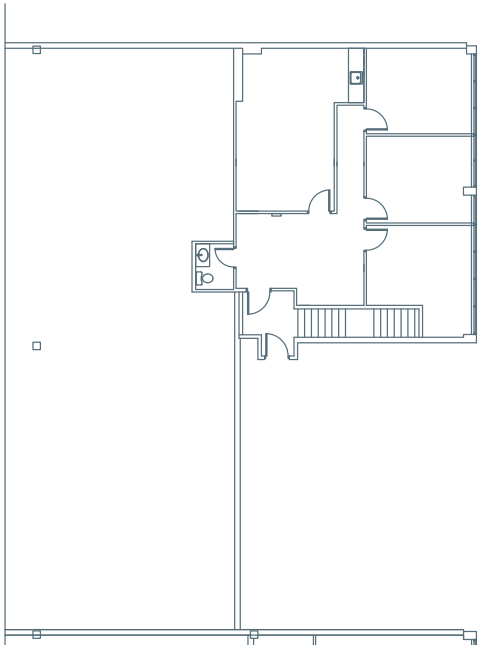
Property Overview

Legal Address	Plan 8821409; Block 1; Lot 4		Power	225 amp, 240 volt <i>*To be confirmed</i>
Zoning	BE - Business Employment		Heating	Forced air overhead units
Construction	Concrete panel		Lighting	T5H0
Available Area	Office	±2,448 sq. ft.	Sumps	Dual compartment sumps
	Warehouse	±6,757 sq. ft.	Op Costs (2025)	\$6.92 per sq. ft. / annum
	Total	±9,205 sq. ft.	Lease Rate	\$11.00 per sq. ft. / annum
Column Spacing	31' x 39'		Available	Immediately
Dock Loading	(2) 12' x 10'			
Grade Loading	(2) 12' x 16'			
Ceiling Height	21'5"			

Floor Plan



Main Floor



Second Floor

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For Lease



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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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