

LEASE

CITY WEST BUSINESS PARK BUILDINGS A, B & C

11252, 11244-11248 184 Street NW
11203-11207 186 Street NW &
18528 111 Avenue NW, **Edmonton, AB**

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CITY WEST BUSINESS PARK

PROPERTY HIGHLIGHTS

City West Business Park is centrally located in the heart of Edmonton's Northwest industrial area with excellent frontage to both 111th Avenue and 184th Street. As well as offering a mix of both dock and grade loading, this park keeps accessibility and flexibility in mind.



Dock and grade loading



Exposure to 111th Avenue and 184th Street



Excellent access to Yellowhead Trail & Anthony Henday



Ample parking



UNIT 11203-11207

Building B
24,281 SF
Available February 2025

UNIT 11244-11248

Building A
22,080 SF (contiguous with Unit 11252 up to 30,123 SF)
Available April 2025

UNIT 18528

Building C
6,928 SF
Available December 2024

UNIT 11252

Building A
8,043 SF (contiguous with Unit 11244-11248 up to 30,123 SF)
Available Immediately

BUILDING A UNIT 11252

FLOOR PLAN



MUNICIPAL ADDRESS
11252 184 Street NW,
Edmonton AB



ZONING
IM - Medium Industrial



AVAILABLE SIZE
8,043 SF



POWER
200Amps 120/480 Volt, 3 phase



LOADING DOORS
(1) Dock 8'x10' & (1) Grade 12'x14'



LIGHTING
LED to be installed



MAKE UP AIR SYSTEM
6000 CFM, 7.5 hp exhaust only



TRAILER PARKING
Yes



CLEAR HEIGHT
28' Clear



LEASE RATE
\$10.50 per SF

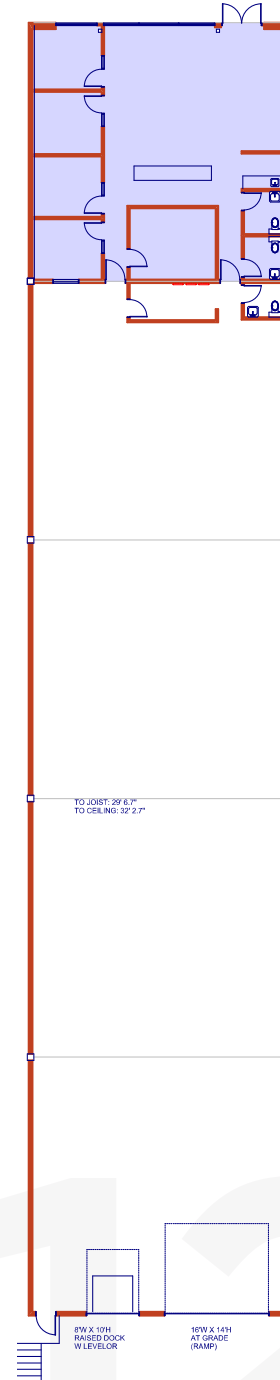


OPERATING COST (2024)
CAM \$2.45 per SF
Realty Taxes \$3.69 per SF

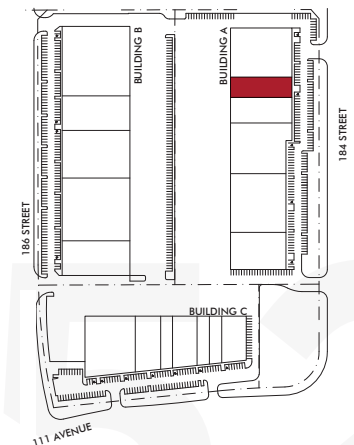
Total \$6.14 per SF



AVAILABILITY
Immediately



PARK PLAN



BUILDING A PROPERTY PHOTOS



BUILDING A UNIT 11248



MUNICIPAL ADDRESS
11244-11248 184 Street NW,
Edmonton AB



ZONING
IM - Medium Industrial



AVAILABLE SIZE
22,080 SF



POWER
200Amps 120/480 Volt, 3 phase



LOADING DOORS
(5) Dock 8'x10' &
(1) Ramped Grade 8'x10'



LIGHTING
LED to be installed



MAKE UP AIR SYSTEM
6000 CFM, 7.5 hp exhaust only



TRAILER PARKING
Yes



CLEAR HEIGHT
28' Clear

LEASE RATE
\$9.75 per SF



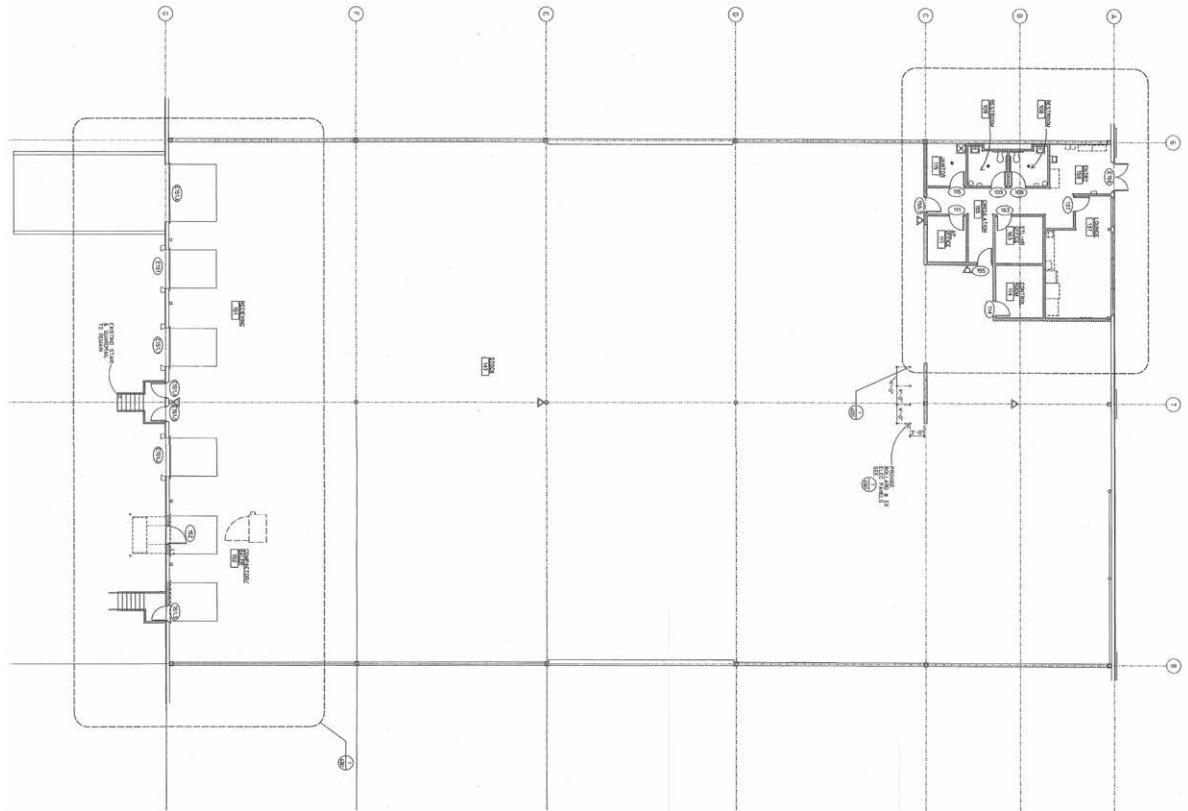
OPERATING COST (2024)
CAM \$2.45 per SF
Realty Taxes \$3.69 per SF

Total \$6.14 per SF

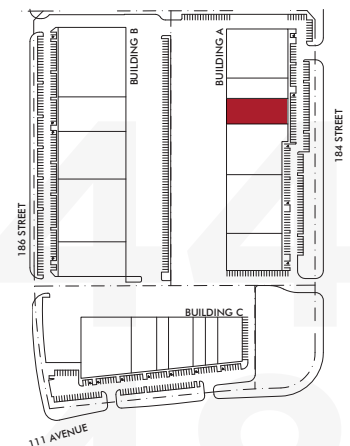


AVAILABILITY
April 1st, 2025

FLOOR PLAN



PARK PLAN



BUILDING A PROPERTY PHOTOS



BUILDING B

UNIT 11203

FLOOR PLAN



MUNICIPAL ADDRESS

11203-11207 186th Street NW,
Edmonton AB



ZONING

IM - Medium Industrial



AVAILABLE SIZE

24,281 SF



POWER

200 Amps 120/480 Volt, 3 phase



LOADING DOORS

(6) Dock 8'x10' & (1) Grade 12'x14'



LIGHTING

LED to be installed



MAKE UP AIR SYSTEM

No



TRAILER PARKING

No



CLEAR HEIGHT

28' Clear



LEASE RATE

\$9.75 per SF



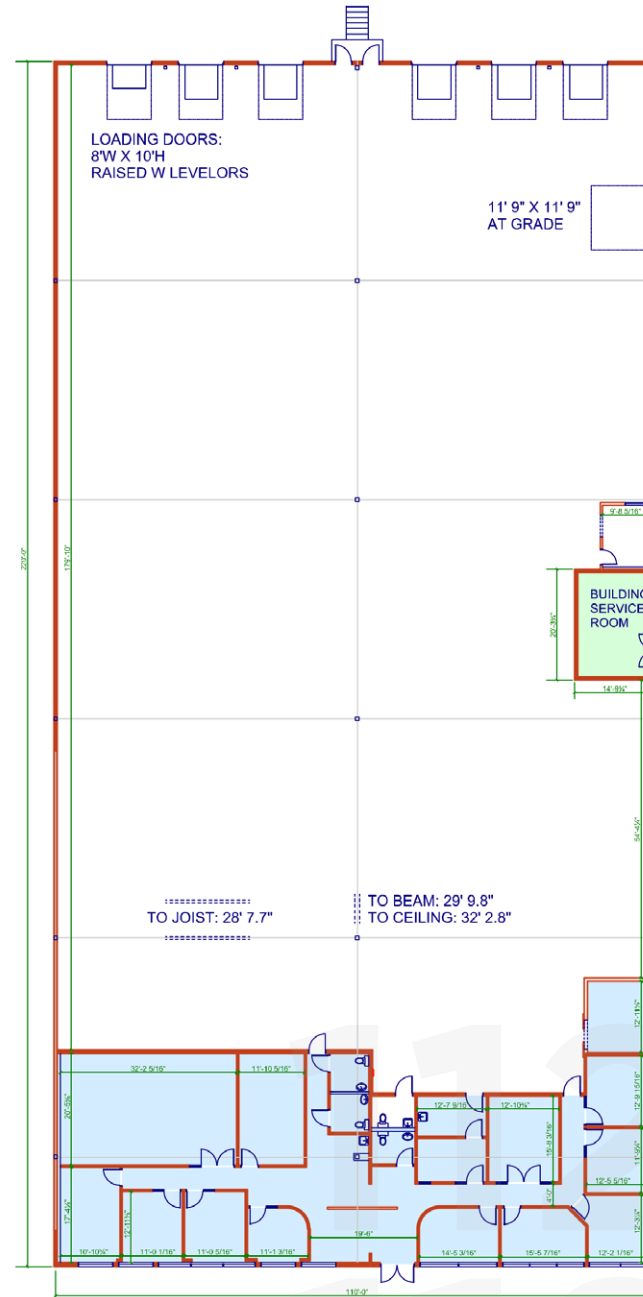
OPERATING COST (2024)

CAM \$2.45 per SF
 Realty Taxes \$3.69 per SF
 Total \$6.14 per SF

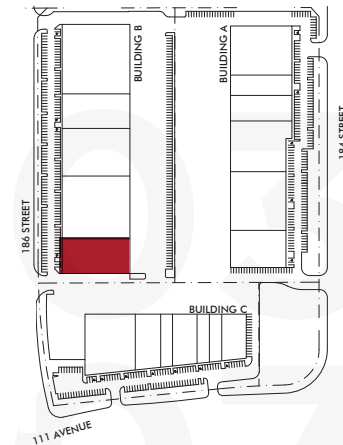


AVAILABILITY

February 1st, 2025



PARK PLAN



**BUILDING B
PROPERTY
PHOTOS**



BUILDING C

UNIT 18528

FLOOR PLAN



MUNICIPAL ADDRESS
18528 111 Avenue NW,
Edmonton, AB



ZONING
BE - Business Employment



AVAILABLE SIZE
6,928 SF



POWER
200 Amps 120/480 Volt, 3 phase



LOADING DOORS
(2) Dock 8'x10'



LIGHTING
LED



MAKE UP AIR SYSTEM
No



TRAILER PARKING
No



CLEAR HEIGHT
27.5' Clear



LEASE RATE
\$10.50 per SF

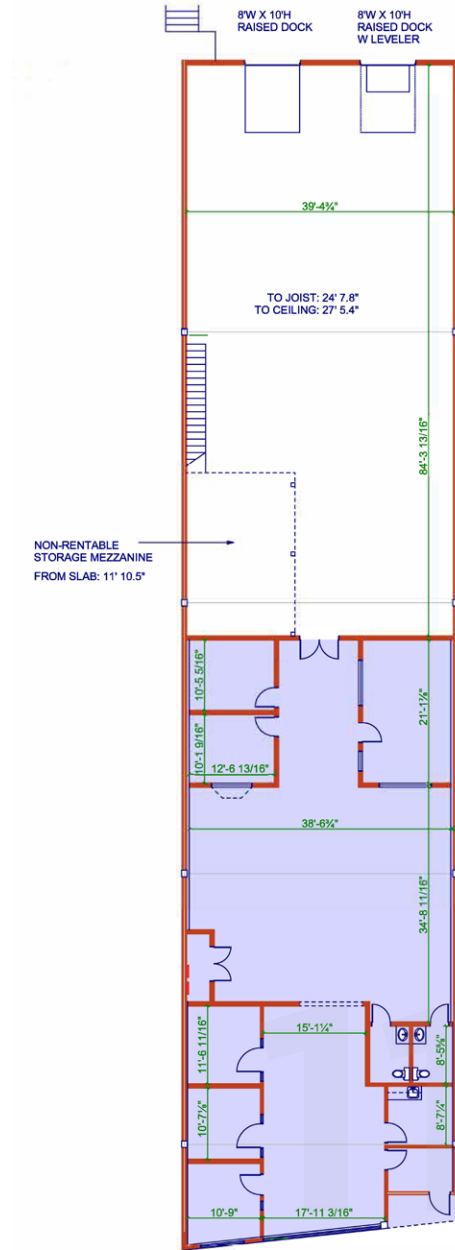


OPERATING COST (2024)
CAM \$2.45 per SF
Realty Taxes \$3.69 per SF

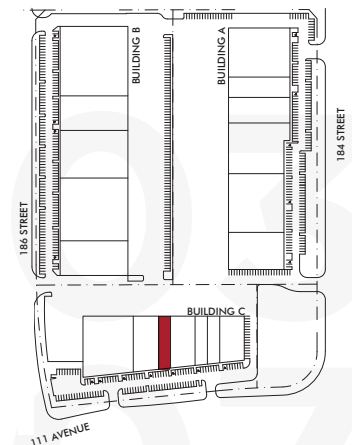
Total \$6.14 per SF



AVAILABILITY
Decemehr 1st, 2024



PARK PLAN



BUILDING C PROPERTY PHOTOS





DEMOGRAPHICS



POPULATION

3KM	5KM
3,509	71,001



VEHICLES PER DAY

18,200 on 184 Street
8,500 on 111 Avenue



AVERAGE INCOME

3KM	5KM
\$113,416	\$120,183

RIAL



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