



RAMPART BUSINESS PARK SKYLINE INDUSTRIAL

142 Street & 157 Avenue, Edmonton, Alberta

Building IV Up to 77,860 SF Available



**NEW OPPORTUNITY
AVAILABLE**



**POTENTIAL FOR
YARD STORAGE**



**AVISON
YOUNG**

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SKYLINE
INDUSTRIAL REIT

Building IV



14210 - 157 Avenue, Edmonton, AB

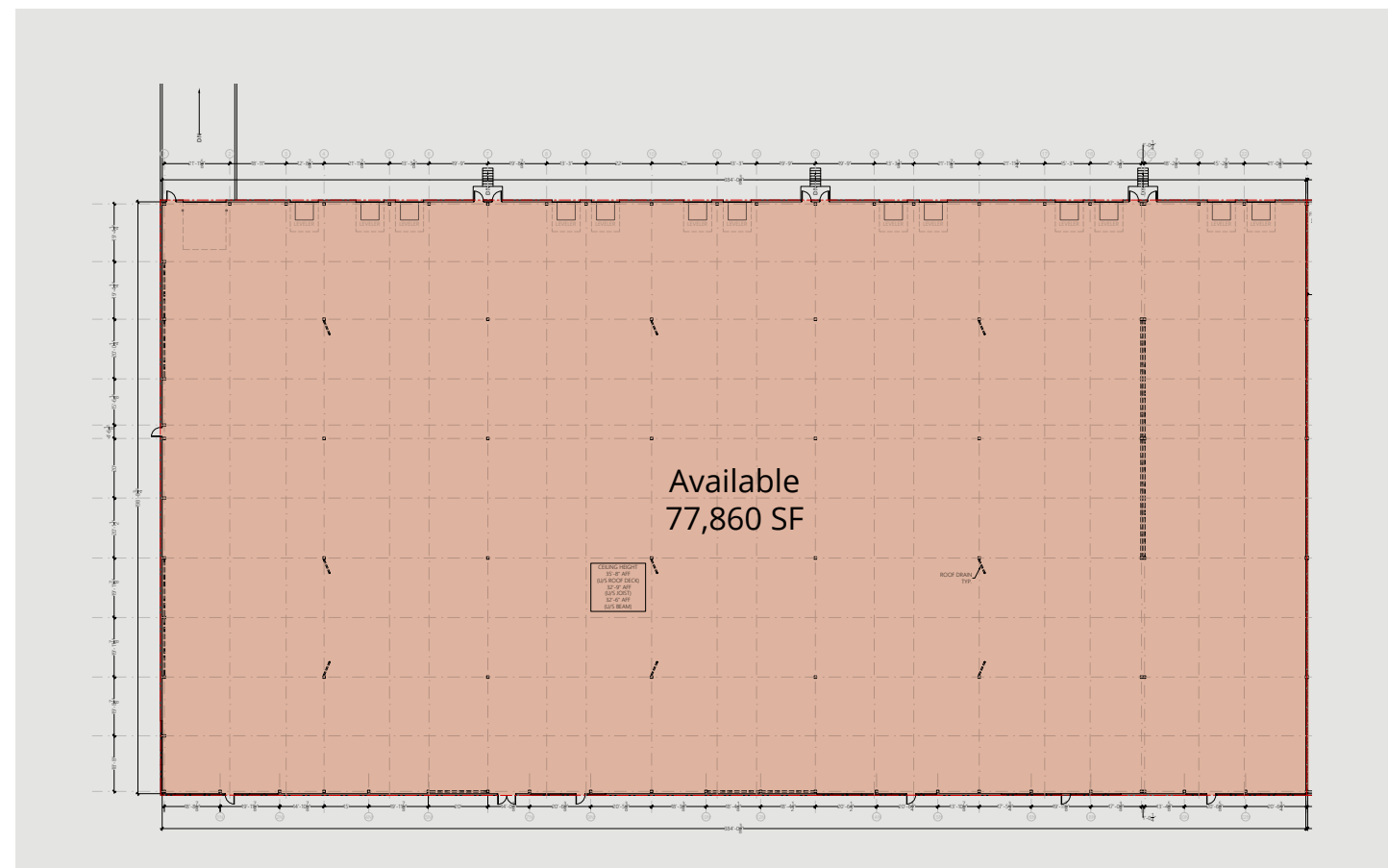
Total Rentable Area	77,860 SF
Loading	14 dock doors with levelers 1 ramped to grade
Power	TBC
Ceiling Height	32' clear
Flooring	Reinforced 8" floor slab
Zoning	IM - Medium Industrial
Op Costs	\$5.36 (2026 est.) *plus mgmt. fee*
Asking Rate:	Market

Property Description

Positioned next to Anthony Henday Drive, Rampart Business Park Building IV location provides convenient access to all parts of Edmonton and the Northern Alberta region while still offering an array of retail amenities only minutes away. The building has been designed with modern amenities and features such as 32' clear ceiling heights, increased floor slab thickness and an attractive and distinctive building design.

Property Highlights

- ➕ Close proximity to the CN Intermodal Facility
- ➕ Attractive design and curb appeal
- ➕ Opportunity for mezzanine development
- ➕ Large marshalling areas between buildings
- ➕ Concrete loading aprons
- ➕ Excellent access and egress
- ➕ Energized parking for staff and clients
- ➕ High profile building signage available



Building IV



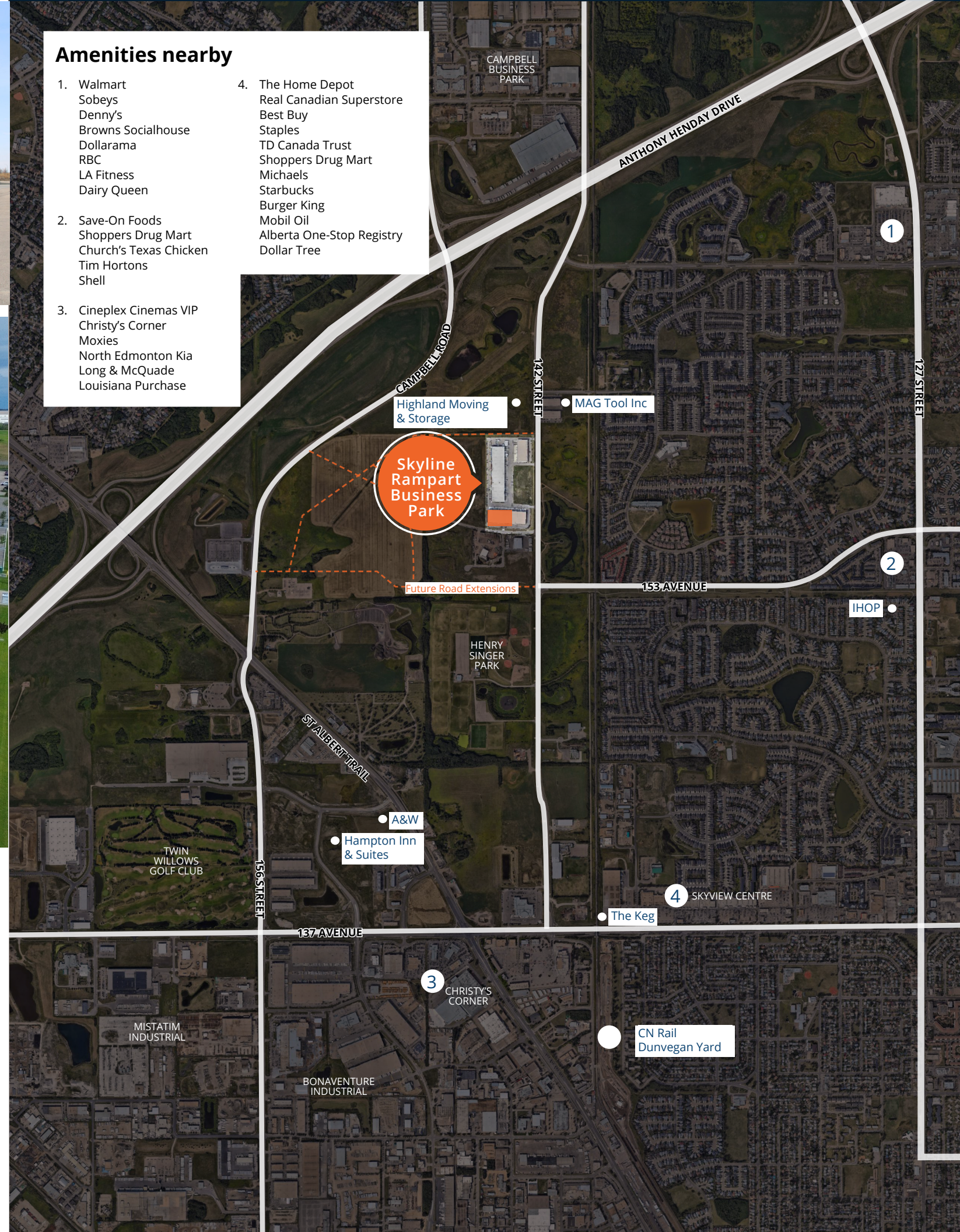
RAMPART BUSINESS PARK
SKYLINE INDUSTRIAL





Amenities nearby

1. Walmart
Sobeys
Denny's
Browns Socialhouse
Dollarama
RBC
LA Fitness
Dairy Queen
2. Save-On Foods
Shoppers Drug Mart
Church's Texas Chicken
Tim Hortons
Shell
3. Cineplex Cinemas VIP
Christy's Corner
Moxies
North Edmonton Kia
Long & McQuade
Louisiana Purchase
4. The Home Depot
Real Canadian Superstore
Best Buy
Staples
TD Canada Trust
Shoppers Drug Mart
Michaels
Starbucks
Burger King
Mobil Oil
Alberta One-Stop Registry
Dollar Tree



Strong ownership

The Skyline Industrial REIT portfolio comprises professionally managed and maintained industrial real estate in strong and growing Canadian markets with a focus on acquiring modern industrial assets. They believe in strong communication, transparency, and being reliable and proactive to continuously provide clients with excellence and peace of mind operations.



**If you would like more
information on this property
please get in touch.**

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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