

111 Avenue & 178 Street
Edmonton, AB

FOR LEASE

Skyline Westpoint Business Park



12,102 SF & 20,300 SF AVAILABLE

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**AVISON
YOUNG**

Skyline Westpoint Business Park



FOR LEASE

About the Property

- Ideal for a wide variety of users including distribution, third party logistics operations, light manufacturing, and as an auxiliary warehouse
- 28' clear ceiling heights
- Large truck marshalling area
- Dock and grade loading combinations
- Sprinklered
- Great location



Attractive design and curb appeal



Exposure to over 28,600 vehicles per day



Large marshalling areas between buildings

Skyline Westpoint Business Park

Building I

181 Street & 111 Avenue, Edmonton

Total Building Area 186,872 SF

Area Available FULLY LEASED



Building II

180 Street & 111 Avenue, Edmonton

Total Building Area 79,279 SF

Area Available FULLY LEASED



Building III

178 Street & 111 Avenue, Edmonton

Total Building Area 75,358 SF

Area Available **12,102 sf & 20,300 sf**



Building IV

180 Street & 111 Avenue, Edmonton

Total Building Area 290,109 SF

Area Available FULLY LEASED



Building V

181 Street & 111 Avenue, Edmonton

Total Building Area 93,654 SF

Area Available FULLY LEASED



Building III

17831 - 111 Ave NW
Edmonton, AB



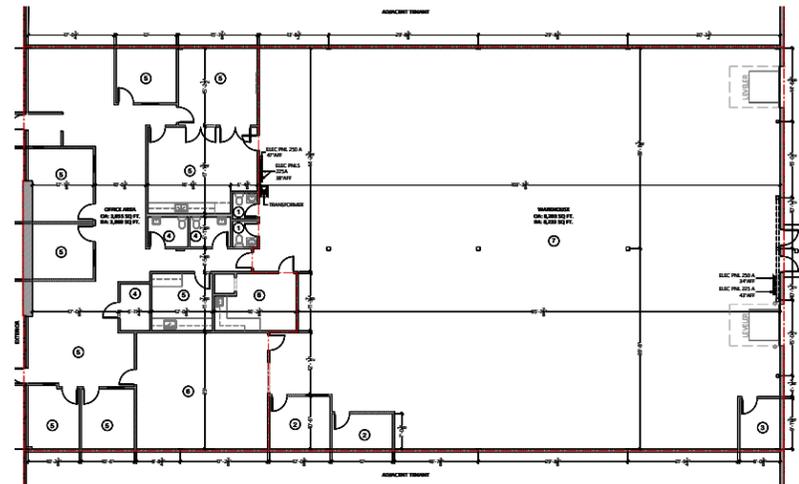
Building III

17803 - 111 Ave NW
Edmonton, AB



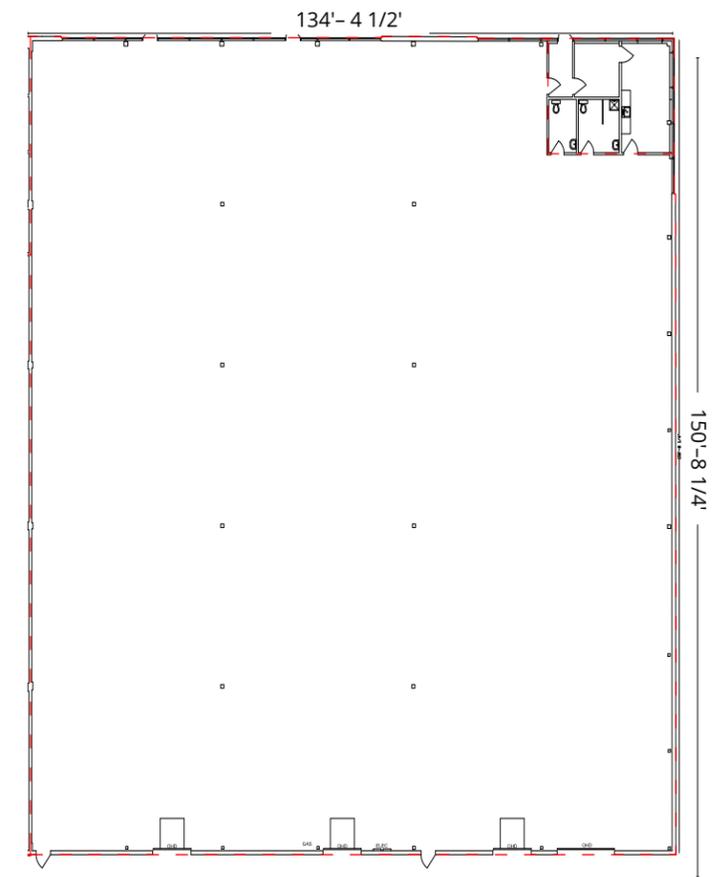
Suite 17831

Total Rentable Area	12,102 sf <i>Includes 3,869 sf finished office area</i>
Loading	2-Dock with levellers (10' x 8')
Zoning	IM
Power	250 amp (TBV)
Lighting	T5 & LED
Ceiling Height	28' clear
Available	February 1, 2026
Additional Rent	\$4.78 psf (2025 est.) *plus mgmt. fee*
Asking Rate	Market



Suite 17803

Total Rentable Area	20,300 sf <i>Includes 526 sf finished office area</i>
Loading	1-Ramped to grade (14' x 12') 3-Dock with levellers (10' x 8')
Zoning	IM
Power	347/600 & 120/208 volts 3 phase (TBV)
Lighting	LED
Ceiling Height	28' clear
Available	Upon 60 days notice
Additional Rent	\$4.78 psf (2025 est.) *plus mgmt. fee*
Asking Rate	Market



Great access

- Direct access to 111 Ave and close proximity to 170 Street major arterial roadways
- Only minutes away from major transportation routes including Anthony Henday Drive and Yellowhead Trail

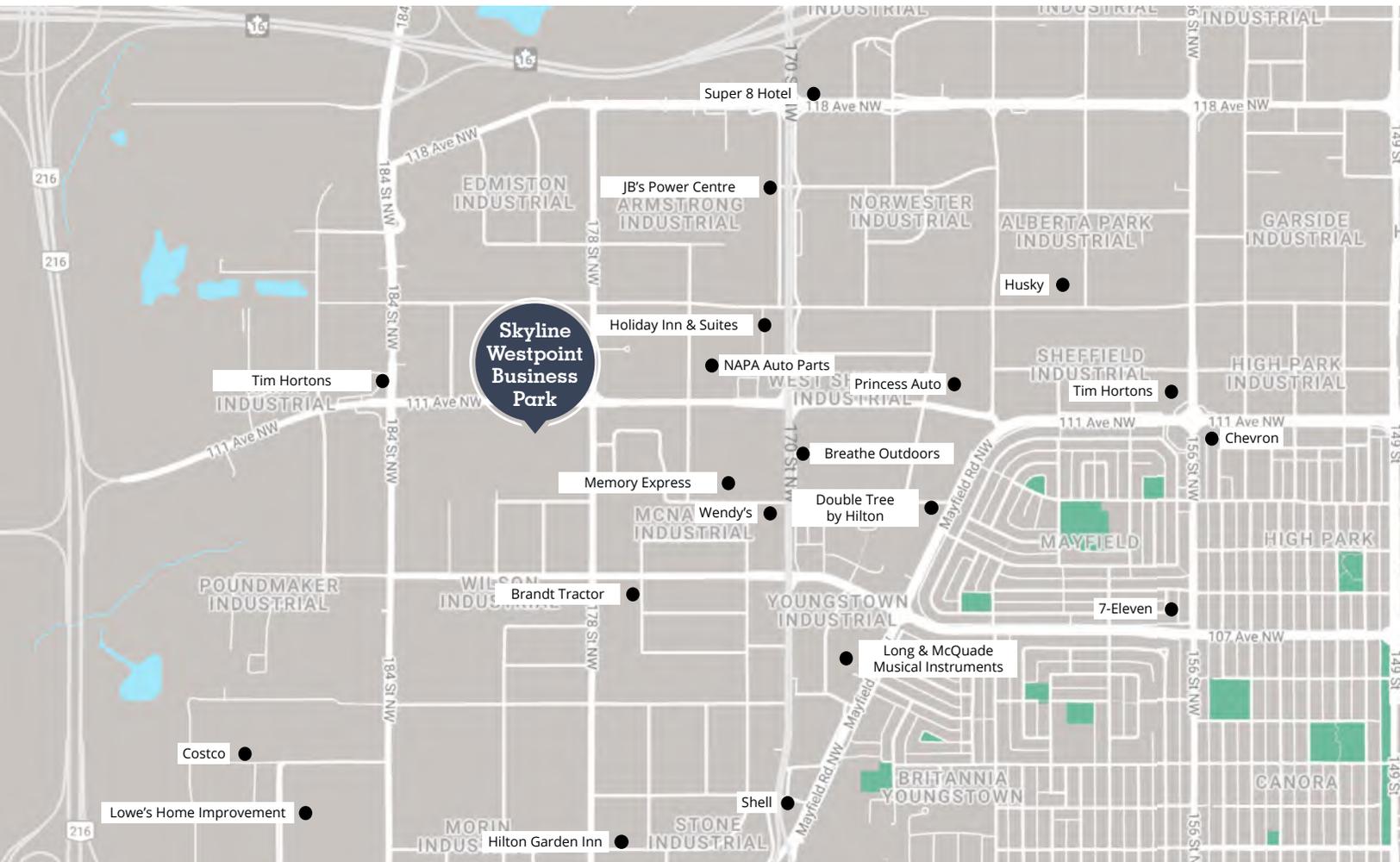


Strong ownership

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.

Drive times

Anthony Henday Drive	3 mins
Yellowhead Drive	4 mins
West Edmonton Mall	10 mins
Whitemud Drive	12 mins
Downtown	20 mins
Edmonton International Airport	30 mins



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