



For Lease

# Alberta Park

11425 163 Street | Edmonton, AB

±6,043 SF Dock loading warehouse

- Showroom and warehouse space with ongoing building improvements
- 163 Street exposure with close proximity to Yellowhead Highway and Anthony Henday

For more information contact:

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Vice President

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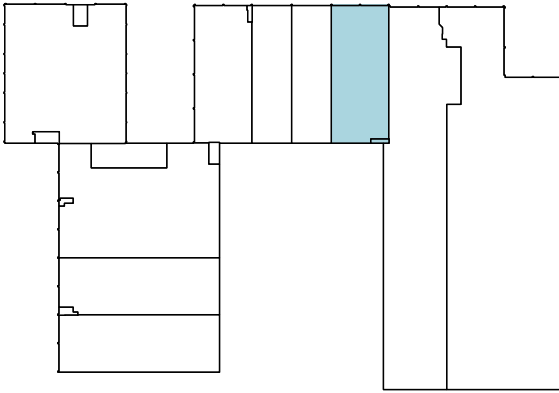
**Bronwyn Scrivens**

Vice President, SIOR

780 807 4564

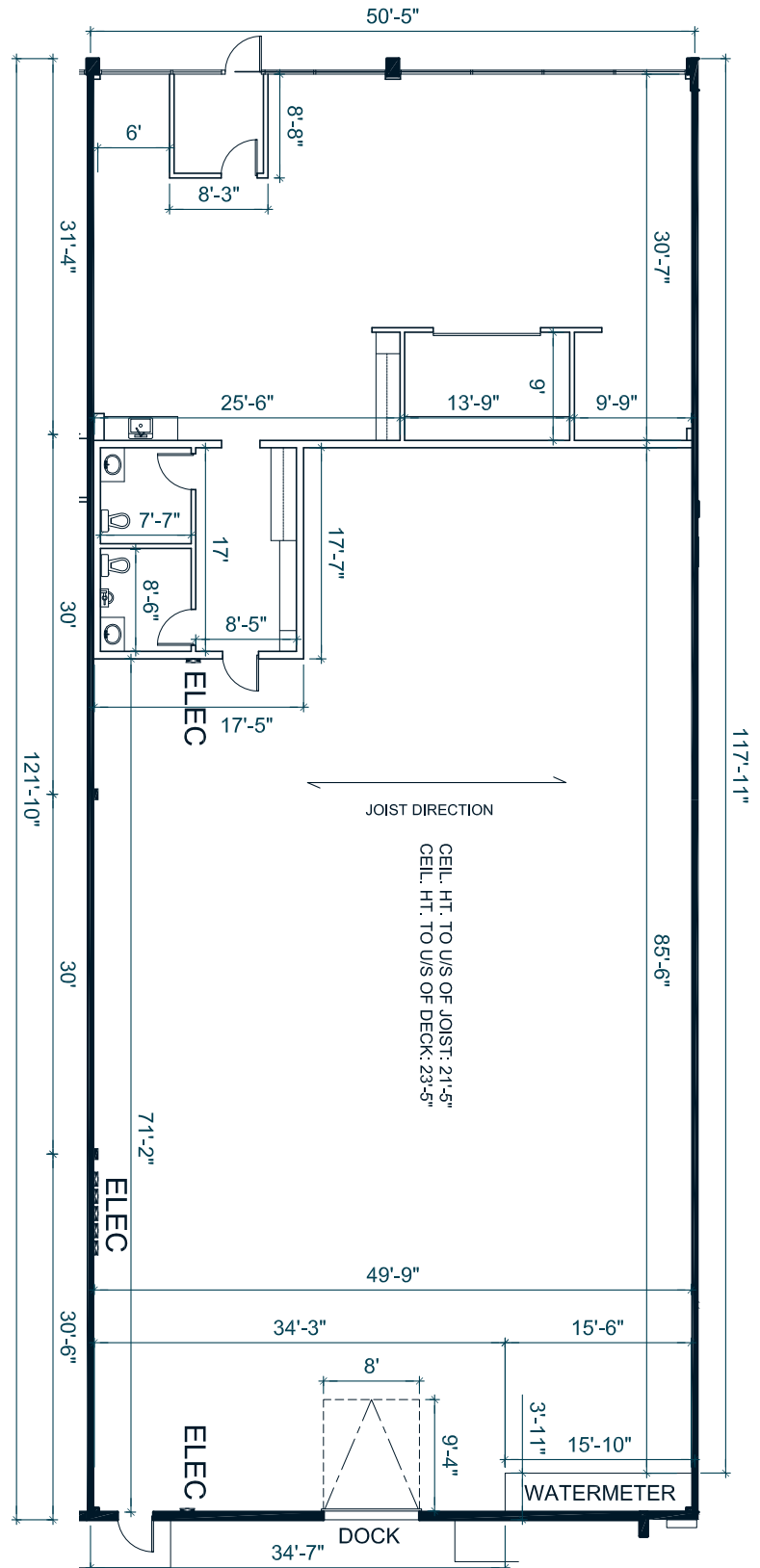
[Bronwyn.Scrivens@jll.com](mailto:Bronwyn.Scrivens@jll.com)

 **JLL** SEE A BRIGHTER WAY

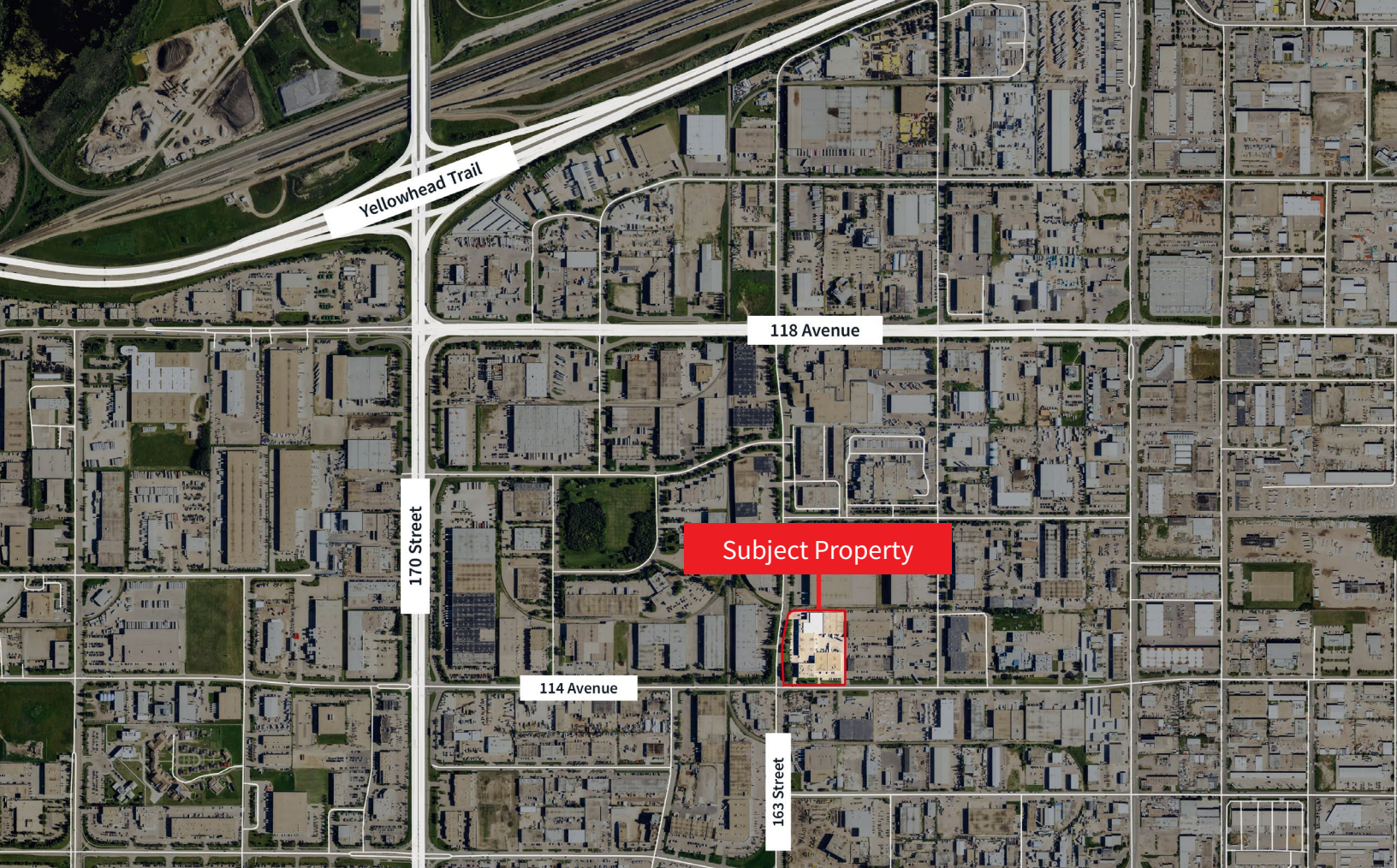


# Property Details

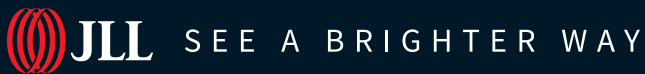
<b>Municipal Address</b>	11425 163 Street
<b>Available Area</b>	Showroom: ±1,788 SF Warehouse: ±4,255 SF Total: ±6,043 SF
<b>Zoning</b>	IB - Business Industrial
<b>Year Built</b>	1981
<b>Power</b>	600 Amp (TBC by tenant)
<b>Ceiling Height</b>	22' Clear
<b>Heating</b>	HVAC Forced air
<b>Lighting</b>	LED
<b>Loading</b>	(1) Dock loading
<b>Parking</b>	Scramble
<b>Lease Rate (PSF)</b>	\$9.50
<b>Op. Costs (PSF)</b>	\$5.98
<b>Occupancy</b>	March 1, 2025











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