

Industrial | For Lease

CBRE

 **nearctic**
INDUSTRIAL REIT

Prime Flex Space

With High Traffic Exposure

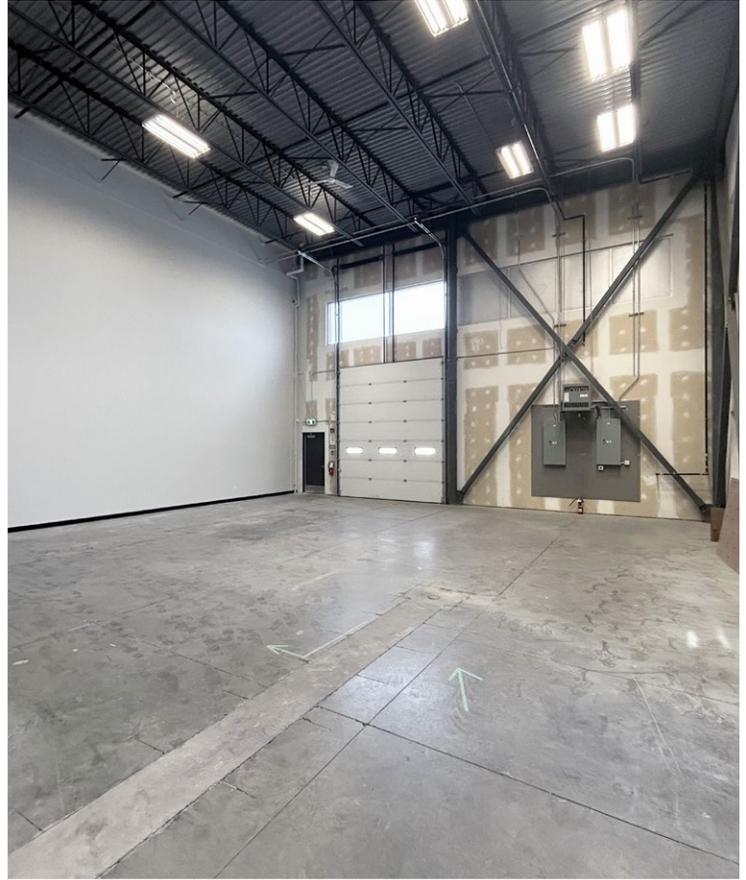
15304 - 111th Avenue
Edmonton, Alberta
www.cbre.ca

Well-Suited for Industrial, Retail, Indoor Participant, or Office Users



Prime Flex Space with High Traffic Exposure

15304 - 111th Avenue | Edmonton, Alberta



Prime Flex Space with Excellent Exposure

Commerce West Business Park

The subject property is strategically located along 111th Avenue with high traffic exposure. The location provides easy access to Yellowhead Trail, 156th Street, 170th Street, and the Anthony Henday. With bold colours, striking facades, and beautiful landscaping, Commerce West Business Park is an ideal choice for light industrial, retail, indoor participant, or office users looking to boost their market presence.

27,408

Vehicles Per Day
Along 111th Avenue

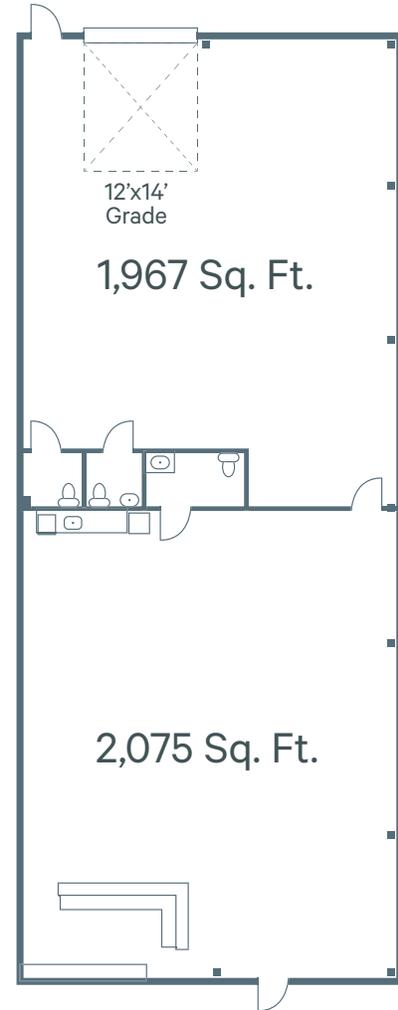
57,328

Households Within a
5km Radius (2025)

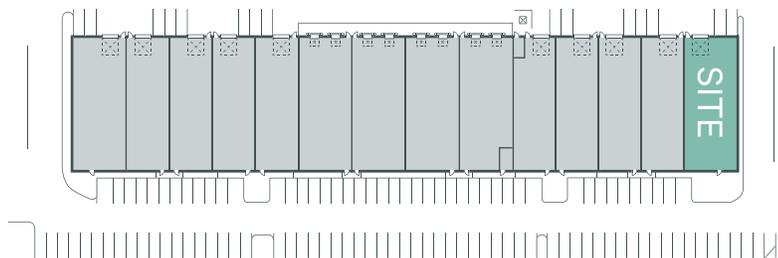
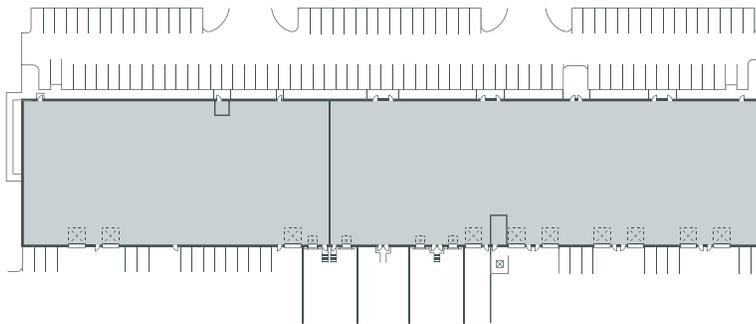
+22%

Households Projected
Within 10 Years

Legal Address	Plan 1523712; Block 1; Lot 1	
Zoning	BE - Business Employment	
Year Built	2014	
Available Area	Showroom/Office:	2,075 sq. ft.
	Warehouse:	1,967 sq. ft.
	Total:	4,042 sq. ft.
Grade Loading	(1) 12' x 14'	
Construction	Pre-engineered steel frame Exterior acrylic stucco and paneling	
Colum Spacing	Clear span	
Ceiling Height	25' clear	
Power	225 amp, 120/208 volt, 3-phase <i>*To be confirmed by Tenant</i>	
Heating	RTU & suspended forced air gas fired units	
Showroom/Office A/C	Yes	
Downdraft Fans	Yes	
Lighting	LED & fluorescent	
Sprinklers	Yes	
Parking	Double row surface	
Fibre Optics	Yes	
Op Costs (2026)	\$7.30 per sq. ft. / annum <i>*includes water, RTU maintenance & repair</i>	
Lease Rate	\$16.00 per sq. ft. / annum	
Available	Immediately	



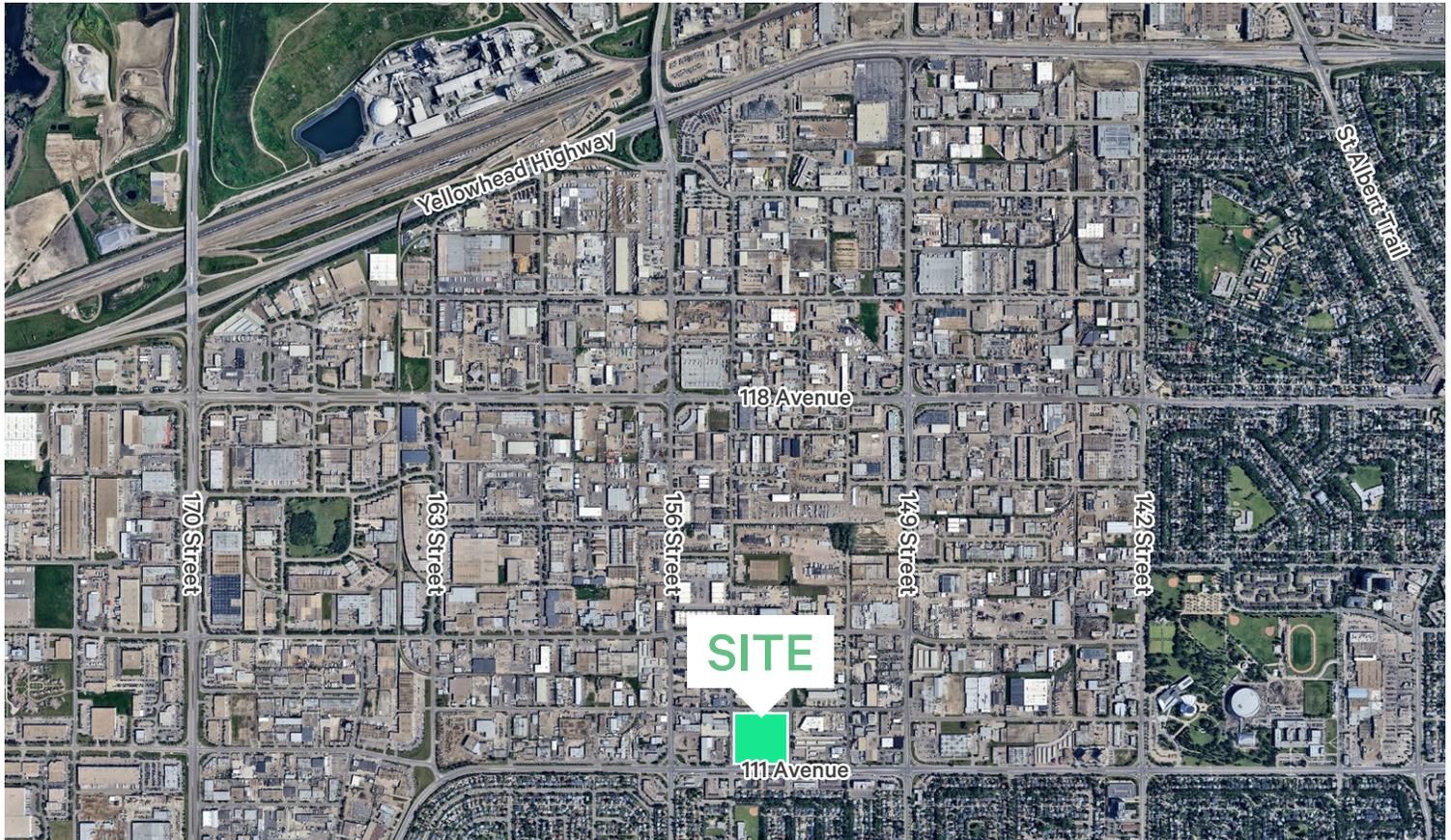
Site Plan



Prime Flex Space with High Traffic Exposure

15304 - 111th Avenue | Edmonton, Alberta

For Lease



Contact Us

Kevin Hughes

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

Gregg Maimann

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

Jordan Adams

Vice President
+1 780 917 4645
jordan.adams@cbre.com

Braylon Klemchuk

Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com

Jay Olmstead

Senior Associate
+1 780 554 1191
jay.olmstead@cbre.com

*Lead Broker

John Allan McKay

Associate
+1 780 915 5020
johnallan.mckay@cbre.com

*Lead Broker

Lucas Neumeyer

Associate
+1 780 850 2267
lucas.neumeyer@cbre.com

*Lead Broker

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.