

Industrial | For Lease



**CBRE**

# Showcase/ Warehouse Space

Northport Business Park Building D

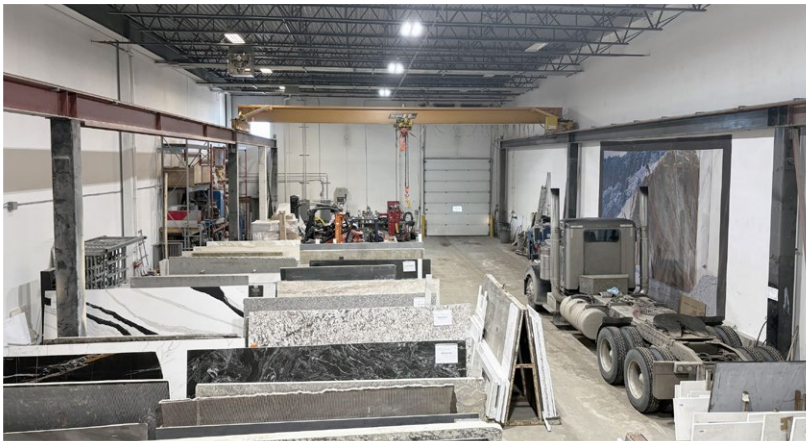
12924 - 170<sup>th</sup> Street  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

8,056 SF Available August 1, 2026



## Showcase/Warehouse Space | Northport Building D

12924 - 170<sup>th</sup> Street | Edmonton, Alberta



# Showcase/ Warehouse Space

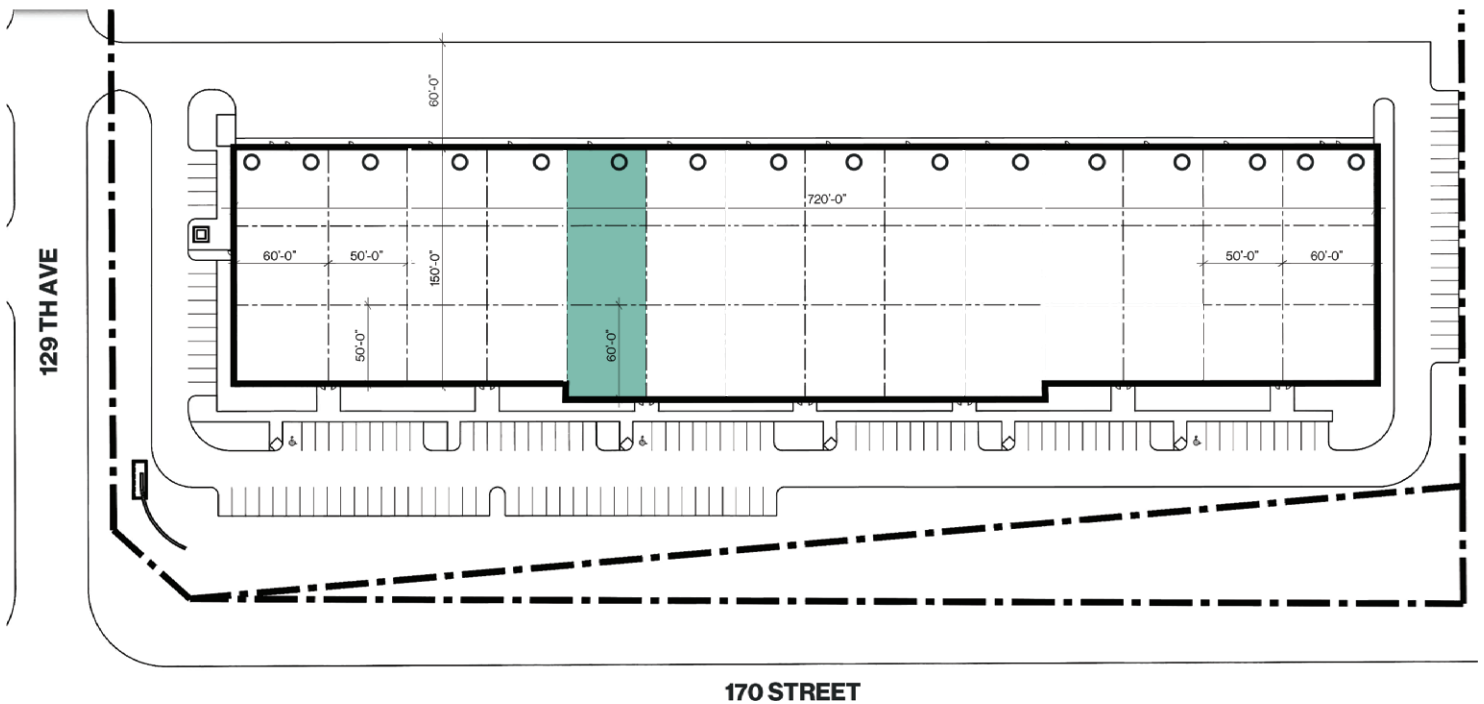
## Northport Business Park Building D

Located within five minutes of Yellowhead Trail and Anthony Henday Drive, Northport Business Park boasts superior connectivity given its proximity to surrounding transportation corridors making it a prime distribution location in northwest Edmonton. Available August 1, 2026, this well-maintained showcase warehouse space features direct exposure to 170th Street. The vacancy includes one 12' x 14' grade level loading door, an ESFR Sprinkler system, and additional glazing for a great entrance and bright showroom area. BE - Business Employment zoning allows for high density office build-out.

Legal Address	Plan 094.0651; Block 1; Lot 4	
Zoning	BE - Business Employment	
Year Built	2009	
Available Area	Office	1,605 sq. ft.
	Warehouse	6,451 sq. ft.
	Total	8,056 sq. ft.
Grade Loading	(1) 12' x 14' with floor drains	
Construction	Pre-cast concrete slab	
Column Spacing	50'	
Ceiling Height	24' clear	

Power	200 amp, 600 volt, 3-phase, 4-wire <i>*To be confirmed</i>
Heating	Forced air gas fired suspended units
Downdraft Fans	Yes
Lighting	Combination of LED & T5H0 with motion sensors
Sprinklers	ESFR
Op Costs (2026)	\$6.03 per sq. ft. / annum + admin. fees
Lease Rate	\$11.00 per sq. ft. / annum
Available	August 1 <sup>st</sup> , 2026

## Site Plan



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

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