

Grade Loading Warehouse

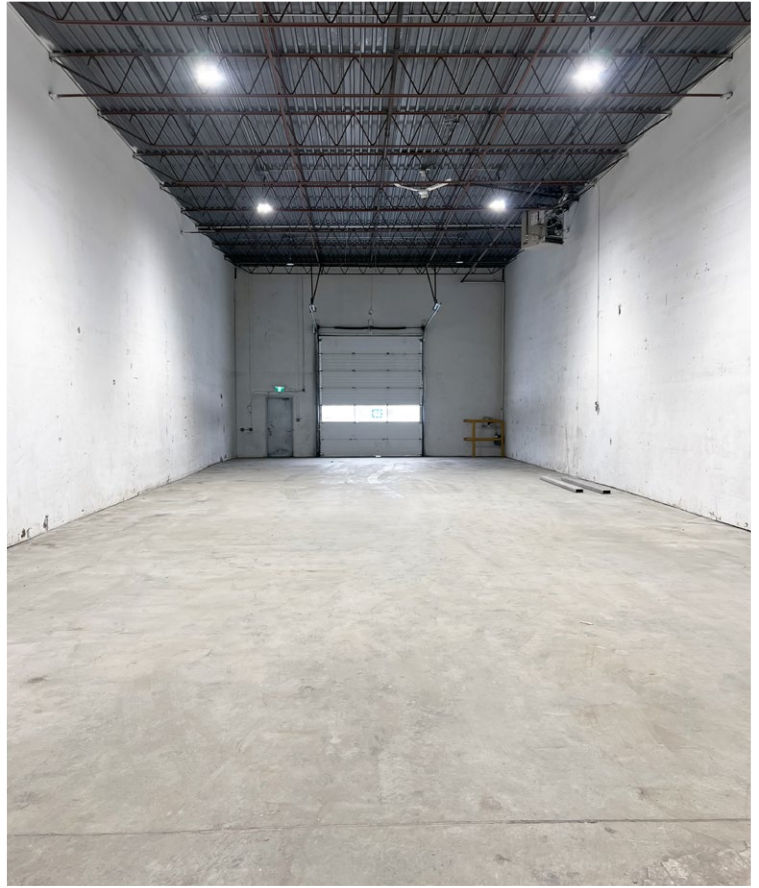
16431/39 - 117th Avenue
Edmonton, Alberta
www.cbre.ca

Located in Norwester Industrial Park



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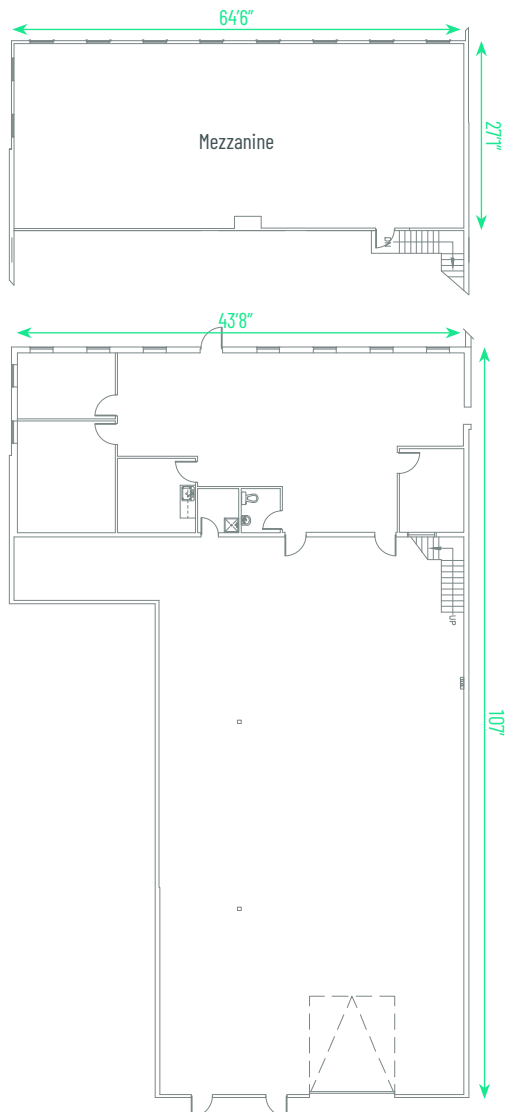
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Located in the heart of Edmonton's Norwester Industrial area, these two contiguous warehouse units offer flexible options between 4,273 and 9,689 sq. ft. of versatile industrial space. Each unit features a grade-level loading door, 19'11" clear ceiling heights, and a concrete mezzanine provided at no additional cost. The property boasts excellent connectivity with quick access to major transportation routes including 170th Street, 118th Avenue, Yellowhead Trail, and Anthony Henday Drive. The office areas are currently undergoing renovations, which include fresh paint and new lighting.

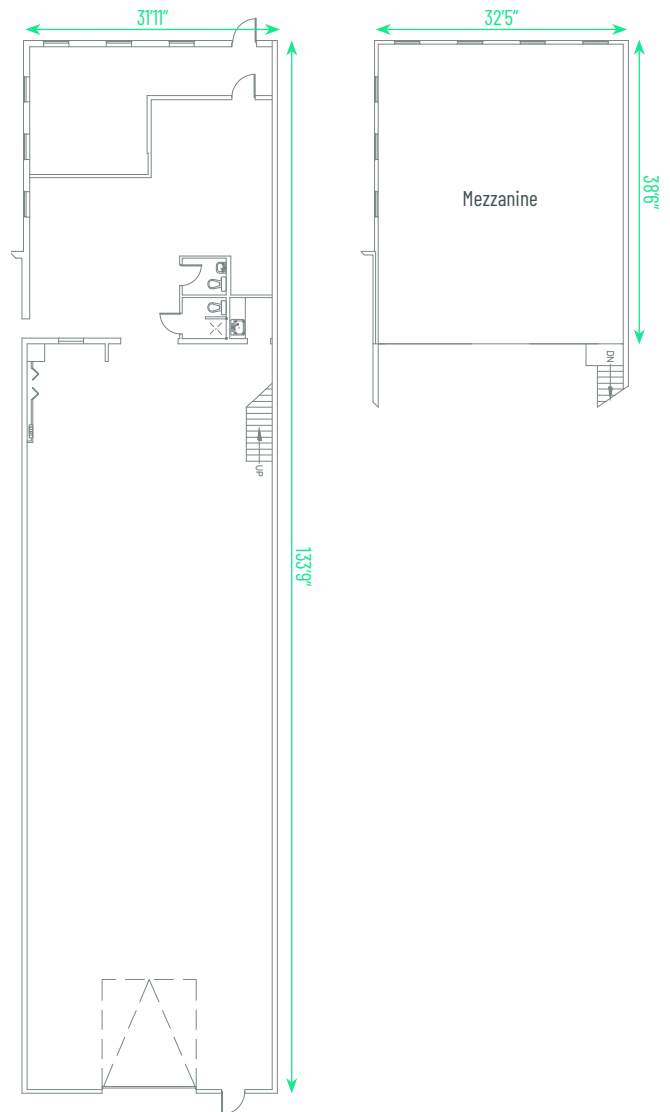
Legal Address	Plan 7620459; Block 5; Lot 1
Zoning	BE - Business Industrial
Available Area	Unit 16431: 4,273 sq. ft. Unit 16439: 5,416 sq. ft. Total: 9,689 sq. ft.
Concrete Mezzanine (Not Included in GLA)	Unit 16431: 1,246 sq. ft. Unit 16439: 1,745 sq. ft. Total: 2,991 sq. ft.
Grade Loading Per Bay	(1) 14' x 14'
Construction	Concrete block
Ceiling Height	19'11" clear

Power	Unit 16431: 100 amp Unit 16439: 200 amp, 120/208 volt
<i>*To be confirmed</i>	
Heating	Forced air gas fired units
Lighting	LED
Parking	Surface
Op Costs (2025)	\$6.48 per sq. ft. / annum
Lease Rate	\$9.00 per sq. ft. / annum
Available	Immediately

Unit 16439 - 5,416 sq. ft.



Unit 16431 - 4,273 sq. ft.



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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

Trevor Schmidt

Vice President
+1 780 917 4641
trevor.schmidt@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

Sales Representative
+1 780 554 1191
jay.olmstead@cbre.com

John Allan McKay

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

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.

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