

AVISON
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For Lease
Light Industrial



Cityview Business Park

26,567 SF | 39,321 SF | 52,911 SF Available

PLUS 264,996 SF FULL BUILDING OPPORTUNITY AVAILABLE JUNE 2027

Southeast Edmonton, AB

Cityview Business Park

Southeast Edmonton, AB



First-class distribution units

Oxford Cityview Business Park is prominently located in the heart of Edmonton's southeast sector. Comprising over 1.5MSF across 16 buildings, this vast campus offers flexible space opportunities for every size business. Suitable for warehousing, distribution or light manufacturing, [these facilities represent best-in-class innovation.](#)

The Cityview Advantage

- The Landlords dedication to Tenant's is displayed by their ability to decrease operating costs in an inflationary environment
- Best in class physical characteristics
- Every vacancy is move in ready with well appointed office space and modern amenities
- Institutionally managed by the original developer, Oxford Properties



Drive times

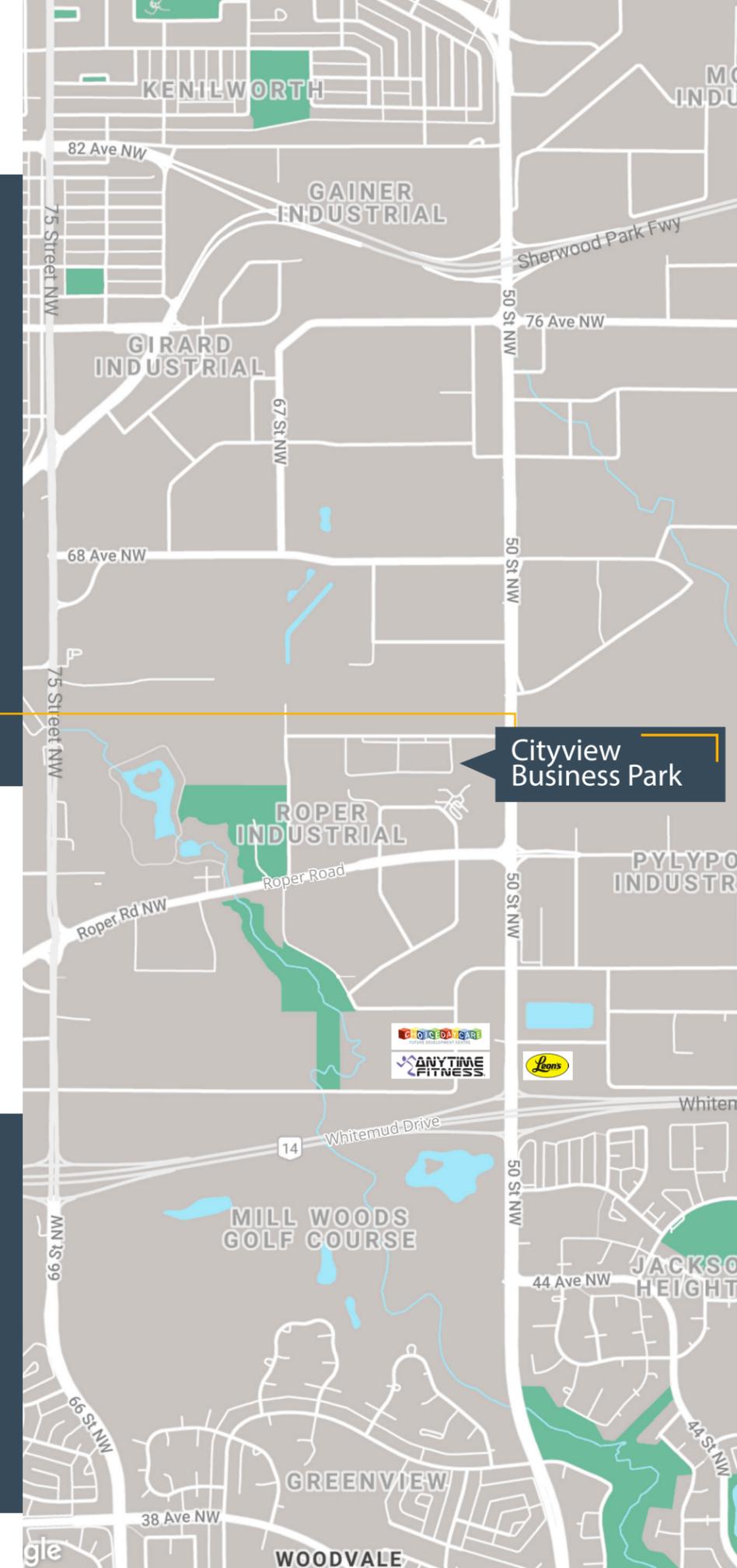
Access Highlights	
Nearest Hotel	3 mins
Nearest Shopping Centre	8 mins
Downtown	15 mins
YEG International Airport	25 mins
Major Road Arteries:	
Whitemud Drive	3 mins
Sherwood Park FWY	4 mins
75 Street	4 mins
Employee Access:	
Millwoods`	4 mins
Sherwood Park	8 mins
Capilano	10 mins
Ellerslie	15 mins
St. Albert	25 mins

On-site amenities



Join businesses such as

- Culligan
- Blue Water Supply Chain
- Pattison Group
- Guillevin International
- Mitten Building Products
- Wajax
- Fedex



Cityview Business Park

Master park plan

	Building Area (SF)	Available (SF)
Building 1	65,584	10,420 LEASED
Building 2	76,895	Fully Leased
Building 3	90,058	Fully Leased
Building 4	118,971	52,911 (Nov 2026)
Building 5	264,996	264,996 (June 2027)
Building 6	89,333	Fully Leased
Building 7	183,962	Fully Leased
Building 8	99,000	Fully Leased
Building 9	121,203	Fully Leased
Building 10	99,204	39,321 (Oct 2026)
Building 11	121,000	Fully Leased
Building 12	94,806	27,533 LEASED
Building 14	91,250	26,567 (Immediately)

Building 5 full building opportunity

264,996 SF with various demising options available and 5.28 acres of improved yard area.

(Available June 1, 2027)

Click icon to return to site plan 



Building 5



Area Available:	Up to 264,996 SF (full building)
Additional Costs:	\$4.67 PSF (2026) *Excluding water & management fee*
Loading:	10 ramped drive-in doors, 34 docks
Asking Rate:	Market

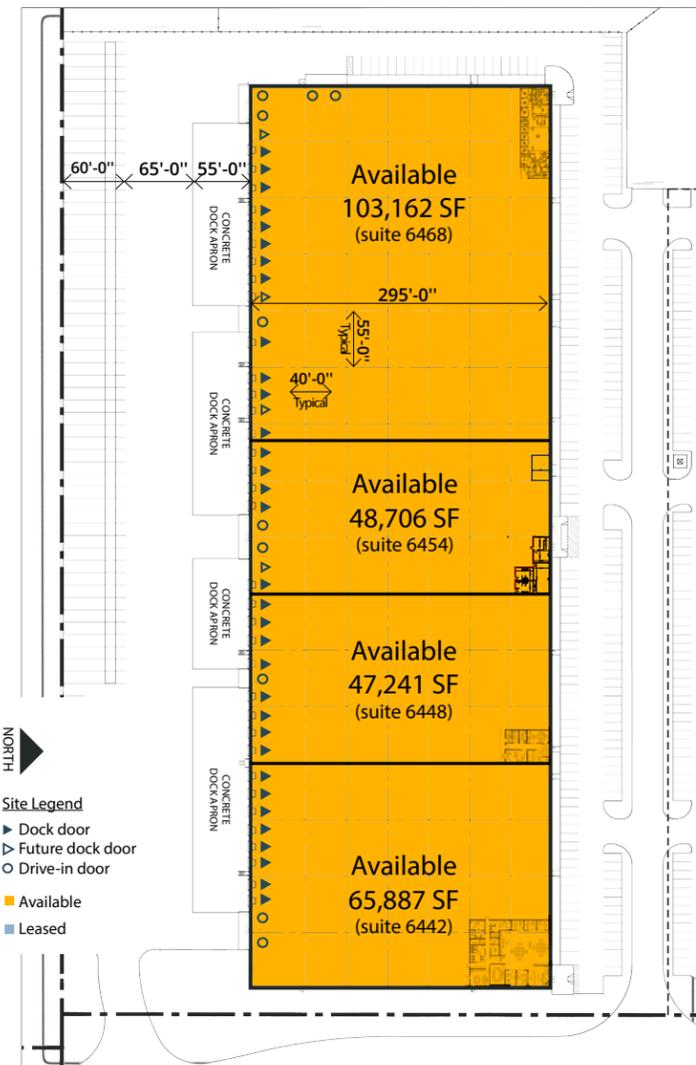


Space Highlights

- Full building available June 1, 2027
- Dock and drive-in loading
- 5.28 acres of graveled yard
- Various demising options available

Building Specifications

- DC2 zoning
- 264,996 SF total building size
- 180' truck court
- 55' x 40' typical column grid
- Power: 2400A, 347/600V, 3 phase, 4 wire
- 295' building depth
- 222 car parking stalls
- ESFR sprinklers
- 40,000 lbs mechanical levelers
- 7" concrete floor slab with steel fibre
- 52 trailer parking stalls
- 32' clear height

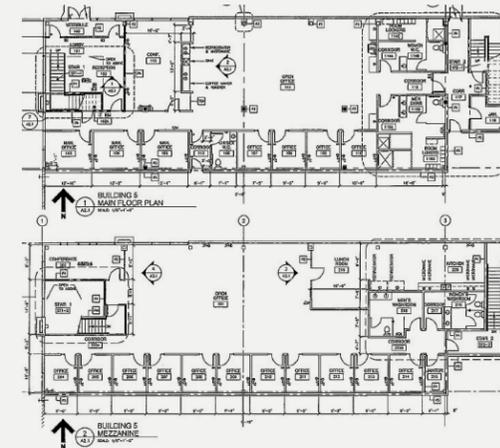


Cityview Business Park Building 5: 6442 - 6468 Roper Road NW, Edmonton, AB

Building 5 current demising options

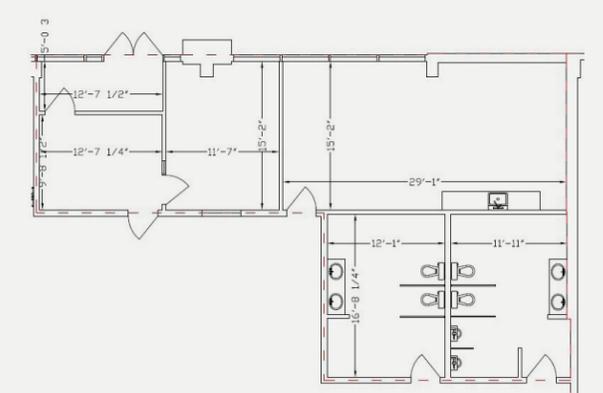
Suite 6468
 Area Available: 103,162 SF (10,234 SF office)
 MAU: 4800 CFM
 Power: 800 Amps
 Cranes: 1 x 3 Ton, 2 x 2.5 Ton
 Floor Drains: 4
 Doors: 13 dock, 5 drive-in
 Car Parking Stalls: 92

Office Buildout



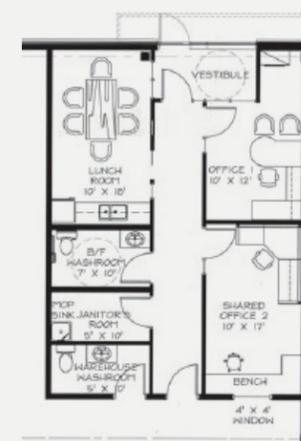
Suite 6454
 Area Available: 48,706 SF (1,326 SF office)
 Power: 150 Amps
 Lighting: LED lighting
 Doors: 5 dock, 2 drive-in
 Car Parking Stalls: 23

Office Buildout



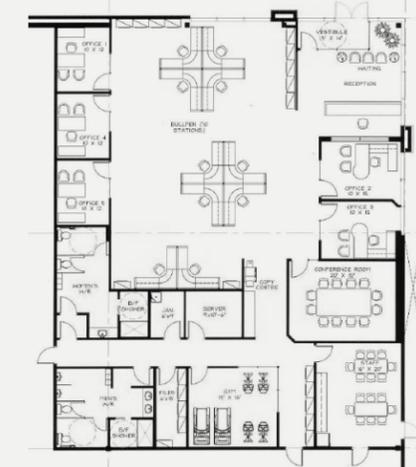
Suite 6448
 Area Available: 47,241 SF (952 SF office)
 Power: 200 Amps
 Doors: 8 dock, 1 drive-in
 Car Parking Stalls: 47

Office Buildout



Suite 6442
 Area Available: 65,887 SF (5,282 SF office)
 MAU: 12500/500 CFM
 Power: 400 Amps
 Doors: 8 dock, 2 drive-in
 Car Parking Stalls: 60

Office Buildout



Cityview Business Park Building 5: 6442 - 6468 Roper Road NW, Edmonton, AB

Building 4



Space Highlights

- Available November 1, 2026
- Features premium office buildout
- Rare corner location with abundant glazing
- Dock and drive-in loading

Building Specifications

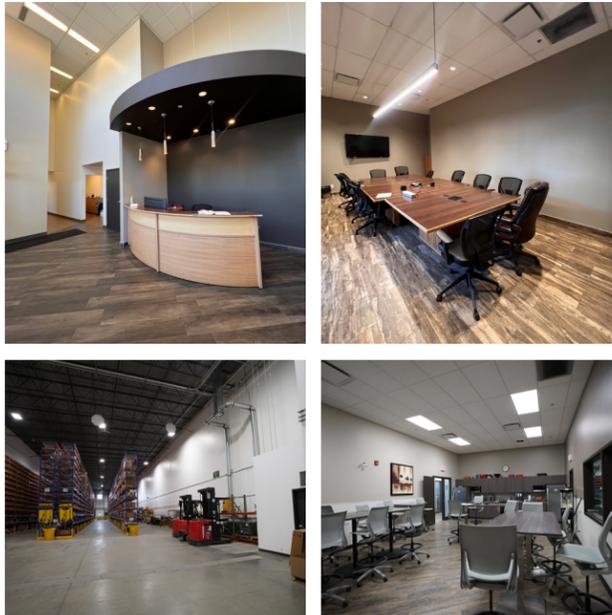
- DC2 zoning
- 118,971 SF total building area
- 145'-0" truck court
- 240' building depth
- 55' x 40' typical column grid
- 28' clear height
- 41 non-exclusive car parking stalls
- Power: 250A, 347/600V, 3 phase
- T5H0 & LED lighting
- ESFR sprinklers
- 6" concrete floor slab with steel fibre
- 35,000 lbs mechanical leveler
- 3 dock doors, 5 drive-in grade loading doors
- 1 MAU (18,000 CFM)

Area Available: 52,911 SF available area (5,310 SF office area)

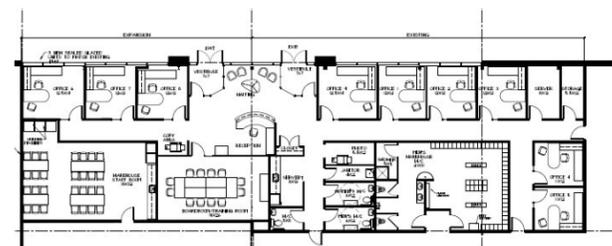
Additional Costs: \$6.23 PSF (2026)
Excluding water & management fee

Loading: 3 docks, 5 drive-in grade loading doors

Asking Rate: Market

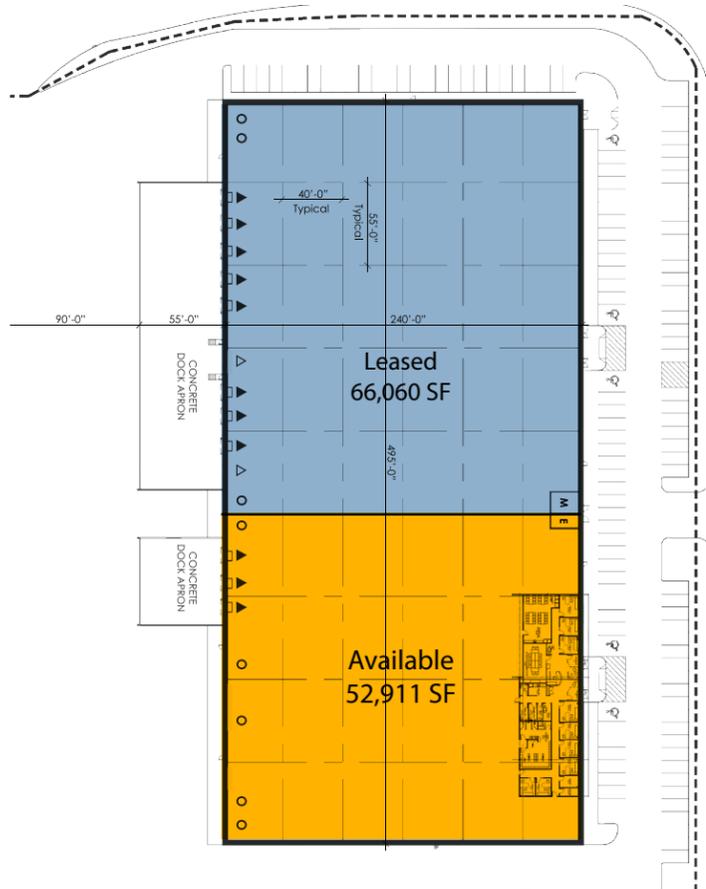


Office buildout



Site Legend

- Available (Yellow square)
- Leased (Blue square)
- Dock door (Black triangle)
- Future dock door (White triangle)
- Drive-in door (White circle)



Cityview Business Park Building 4: 6404 - 6406 Roper Road NW, Edmonton, Alberta

Building 10



Space Highlights

- Available October 1, 2026
- Dock and drive-in loading
- Large marshalling areas between buildings
- Excellent exposure to 50th street

Building Specifications

- DC2 zoning
- 99,204 SF total building area
- 124'-9" truck court
- 55' x 40' typical column grid
- 180' building depth
- 28' clear height
- 38 non-exclusive car parking stalls
- Power: 400A, 347/600V
- ESFR sprinklers
- 7" concrete floor slab with steel fibre
- T5H0 lighting
- 5 dock loading doors
- 4 drive-in grade loading doors
- 1 MAU (2,500 CFM)

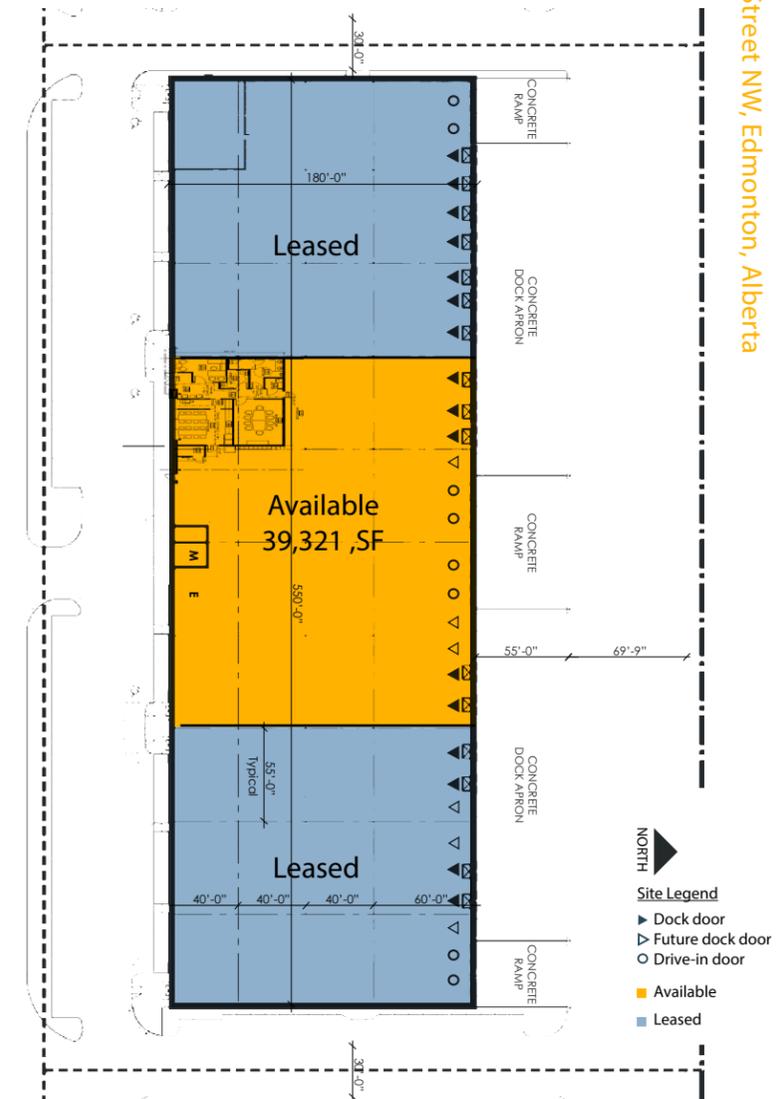
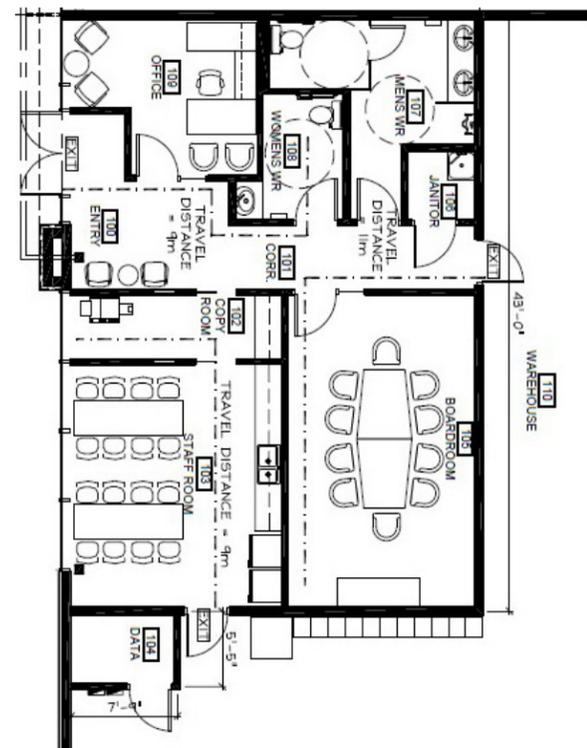
Area Available: 39,321 SF available area (1,319 SF office area)

Additional Costs: \$5.99 PSF (2026)
Excluding water & management fee

Loading: 5 docks
4 drive-in grade loading doors

Asking Rate: Market

Office buildout



Site Legend

- Available (Yellow square)
- Leased (Blue square)
- Dock door (Black triangle)
- Future dock door (White triangle)
- Drive-in door (White circle)

Cityview Business Park Building 10: 6256-6280 50 Street NW, Edmonton, Alberta

Building 14



Space Highlights

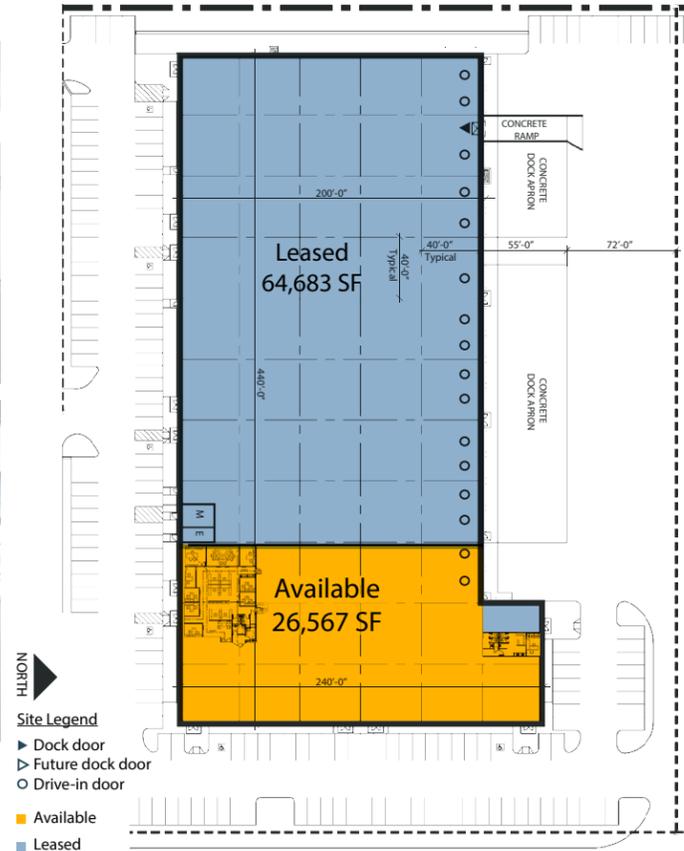
- Available immediately
- Rare corner location with high end office/showroom buildout
- Drive-in loading
- Large marshalling areas between buildings
- Excellent exposure to 50th street

Building Specifications

- DC2 zoning
- 91,250 SF total building area
- 127' truck court
- 40' x 40' typical column grid
- 200' building depth
- 28' clear height
- 79 non-exclusive car parking stalls
- Power: 400A, 347/600V, 3 phase, 4 wire
- ESFR sprinklers
- 6" concrete floor slab with steel fibre
- 2 drive-in grade loading doors
- 1 MAU (5,000 CFM)

Area Available:	26,567 SF available area
Additional Costs:	\$6.87 PSF (2026) *Excluding water & management fee*
Loading:	2 drive-in grade loading doors
Asking Rate:	Market

+ High ceilings and open floor plans that support a wide range of uses.



Cityview Business Park Building 14: 6164 - 6184 50th Street NW, Edmonton, Alberta



Cityview Business Park

If you would like more information on this property please get in touch.

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