

Grade Loading Warehouse

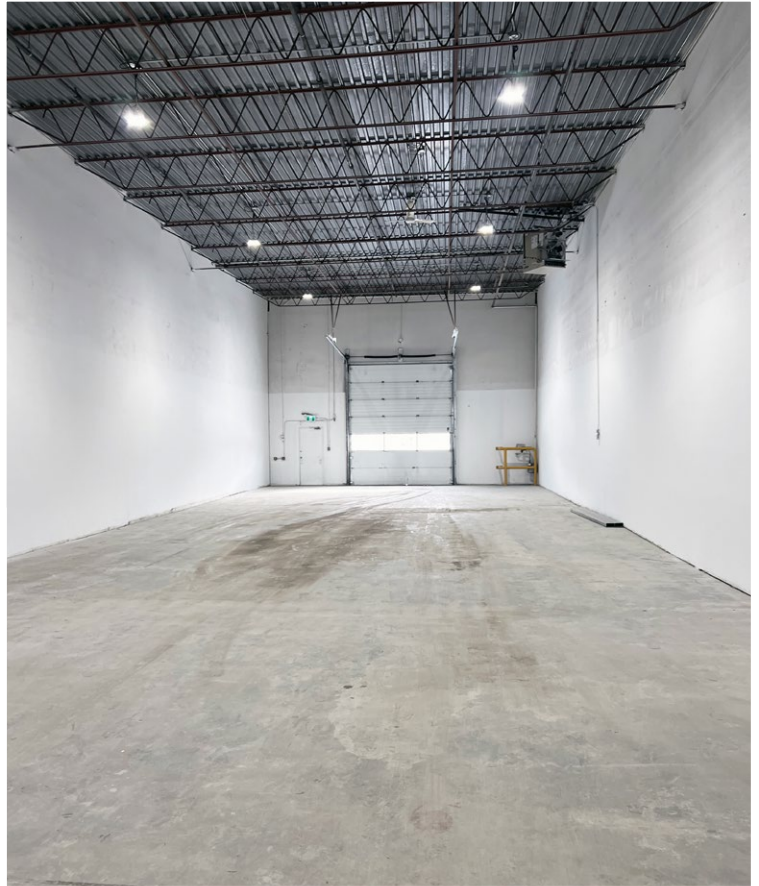
16431 - 117th Avenue
Edmonton, Alberta
www.cbre.ca

Located in Norwester Industrial Park



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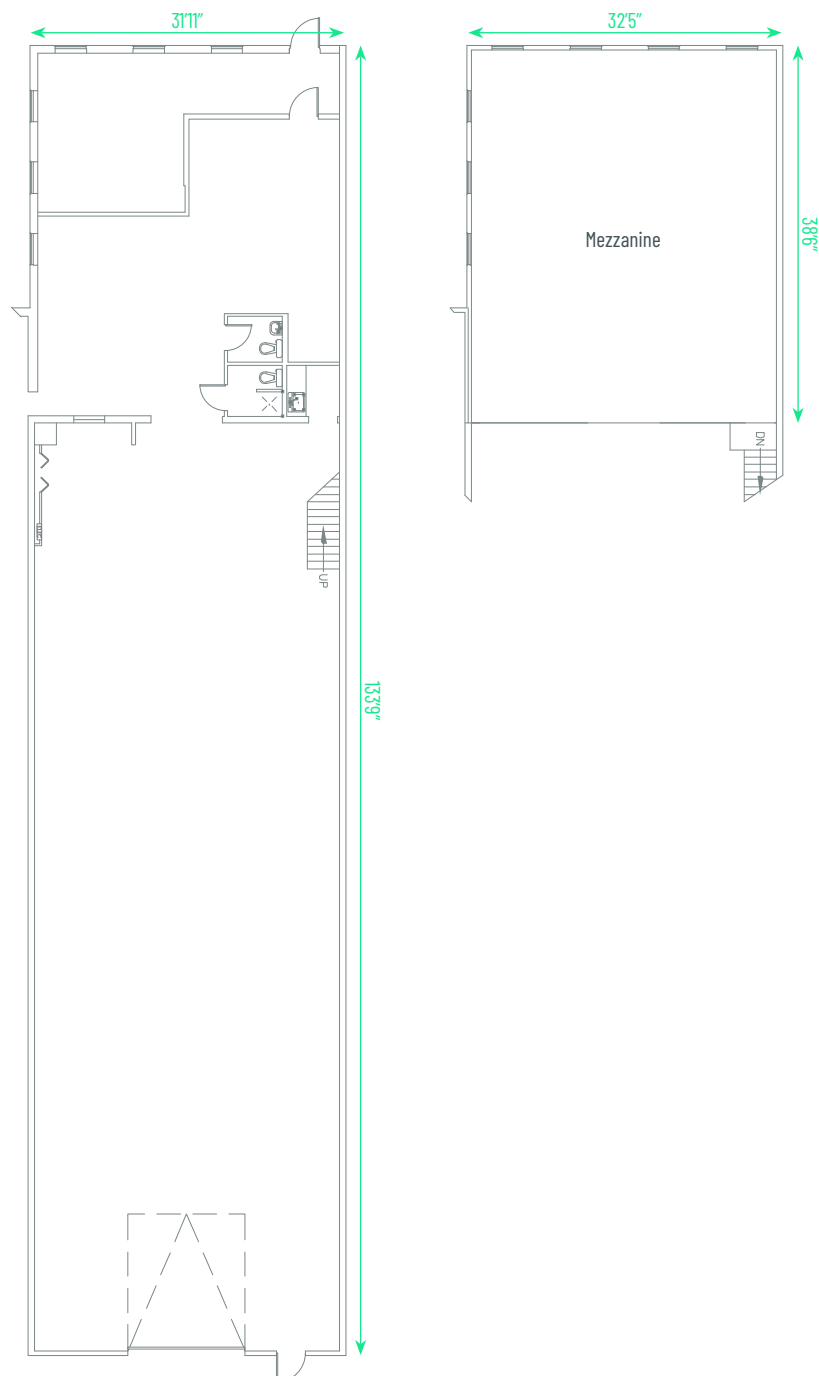
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Located in the heart of Edmonton's Norwester Industrial area, the property features 4,273 sq. ft. of versatile industrial space. The unit includes a grade-level loading door, 19'11" clear ceiling heights, and a concrete mezzanine provided at no additional 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 is currently undergoing renovations, which include fresh paint and new lighting.

| | |
|--|------------------------------|
| Legal Address | Plan 7620459; Block 5; Lot 1 |
| Zoning | BE - Business Industrial |
| Available Area | 4,273 sq. ft. |
| Concrete Mezzanine (Not Included in GLA) | 1,246 sq. ft. |
| Grade Loading | (1) 12' x 14' |
| Construction | Concrete block |
| Ceiling Height | 19'11" clear |

| | |
|-----------------|----------------------------|
| Power | 100 amp |
| Heating | Forced air gas fired units |
| Lighting | LED |
| Parking | Surface |
| Op Costs (2025) | \$6.48 per sq. ft. / annum |
| Lease Rate | \$9.75 per sq. ft. / annum |
| Available | Immediately |

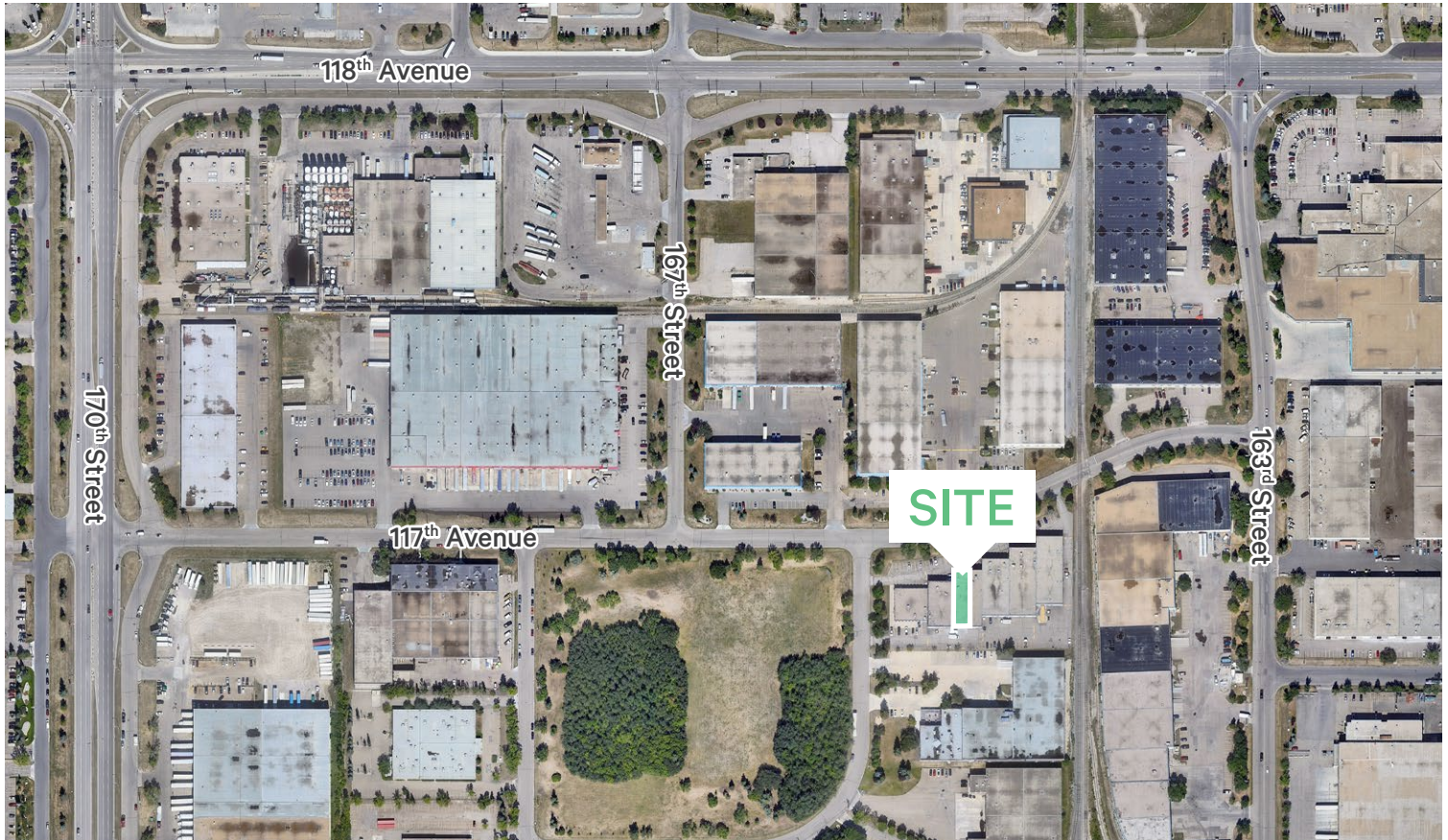
Floor Plan



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For Lease



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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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