

Industrial | For Lease

CBRE

 **nearctic**
INDUSTRIAL REIT

Rare Class 'A' Small Flex Bay

Vantage Business Park

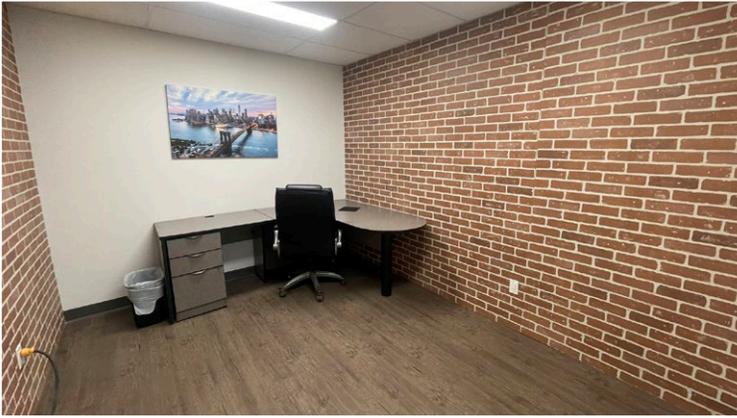
14536 - 116th Avenue
Edmonton, Alberta
www.cbre.ca

Suitable for Industrial, Retail, Indoor Participant, or Office Users



Rare Class 'A' Small Flex Bay

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Rare Class 'A' Small Flex Bay

Vantage Business Park

The subject property is strategically located with easy access to Yellowhead Trail, 149th Street, 170th Street, and the Anthony Henday. Winner of the local and national Outstanding Building of the Year Award from BOMA Canada in 2020, Vantage Business Park is modern in design and energy standards. With bold colours, striking facades, and beautiful landscaping, Vantage Business Park is an ideal choice for light industrial, retail, indoor participant, or office users.

Legal Address	Plan 0022266; Blk 8; Lot 16A
Zoning	BE - Business Employment
Year Built	2013
Available Area	±2,115 sq. ft.
Grade Loading	(1) 10' x 14'
Construction	Pre-engineered steel frame Exterior acrylic stucco and paneling
Column Spacing	Clear span
Ceiling Height	21'6" clear
Power	100 amp, 600 volt, 3-phase <i>*To be verified by Tenant</i>
Heating	RTU & suspended forced air gas fired units
Air Conditioning	Showroom / office
Lighting	Fluorescent
Sprinklers	Yes
Sumps	Yes
Fibre Optics	Yes
Op Costs (2026)	\$8.14 per sq. ft. / annum <i>*includes water, RTU maintenance & repair</i>
Lease Rate	\$14.75 per sq. ft. / annum
Available	Immediately

59,365

Households Within a
5km Radius (2025)

+25%

Households Projected
Within 10 Years

116 Avenue





Contact Us

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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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