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For Lease  
Office / Warehouse



# Cityview Business Park

10,196 SF - 72,547 SF Available

Southeast Edmonton, AB



# Cityview Business Park

Southeast Edmonton, AB



The industrial properties at Oxford Cityview Business Park are prominently located in the heart of Edmonton's southeast sector. Comprising over 1.5M SF 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

- **Efficiently managed** park with low operating costs
- **Lower operating costs** mean lower gross rents
- **Every vacancy is move in ready** with well appointed office space and modern amenities
- **Timing to occupy our park is immediate** as we have all of the infrastructure in place to welcome new tenant



## Drive times

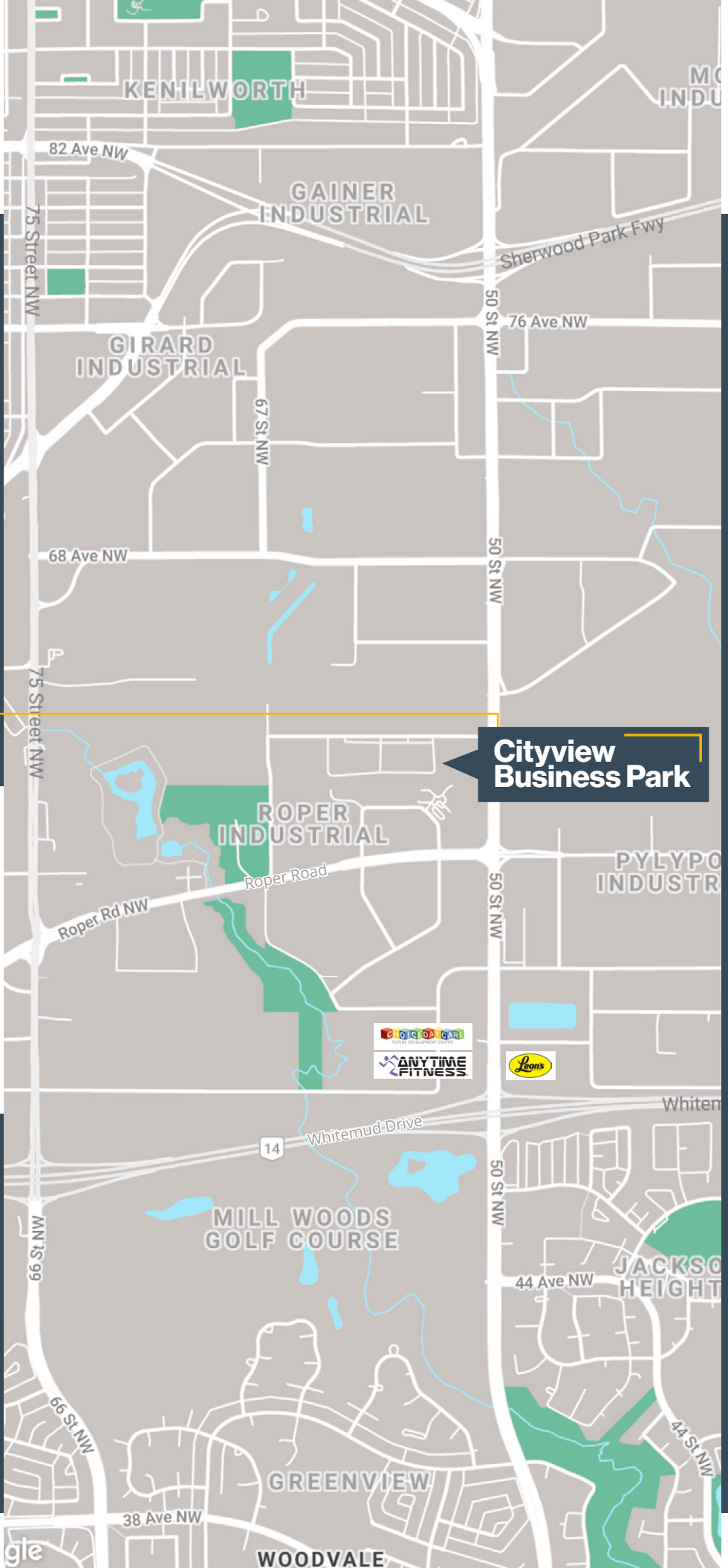
Access Highlights	
Nearest Hotel	3 mins
Nearest Shopping Centre	8 mins
Downtown	15 mins
YEG International Airport	25 mins
Major Road Arteries:	
Whitemud Drive	3 mins
Sherwood Park FWY	4 mins
75 Street	4 mins
Employee Access:	
Millwoods`	4 mins
Sherwood Park	8 mins
Capilano	10 mins
Ellerslie	15 mins
St.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

## On-site amenities



## Join businesses such as

- Culligan
- Tridon Communications
- Pattison Group
- Fort McKay Logistics
- Mitten Building Products
- Wajax
- Fedex Ground Terminal



# Cityview Business Park

## Master park plan

	Building Area (SF)	Available (SF)
Building 1	65,584	Fully Leased
Building 2	76,895	9,004 SF LEASED
Building 3	90,058	10,196 SF
Building 4	118,971	Fully Leased
Building 5	264,996	48,706 SF
Building 6	89,333	Fully Leased
Building 7	183,962	31,350 SF LEASED
Building 8	99,000	Fully Leased
Building 9	121,203	72,547 SF
Building 10	99,203	Fully Leased
Building 11	121,000	32,456 SF
Building 12	94,806	Fully Leased
Building 14	91,250	Fully Leased

1,530,195 SF  
Building area

Warehouse &  
Office/Flex space  
available





# Building 3

Total: 90,058 SF



## Space Highlights

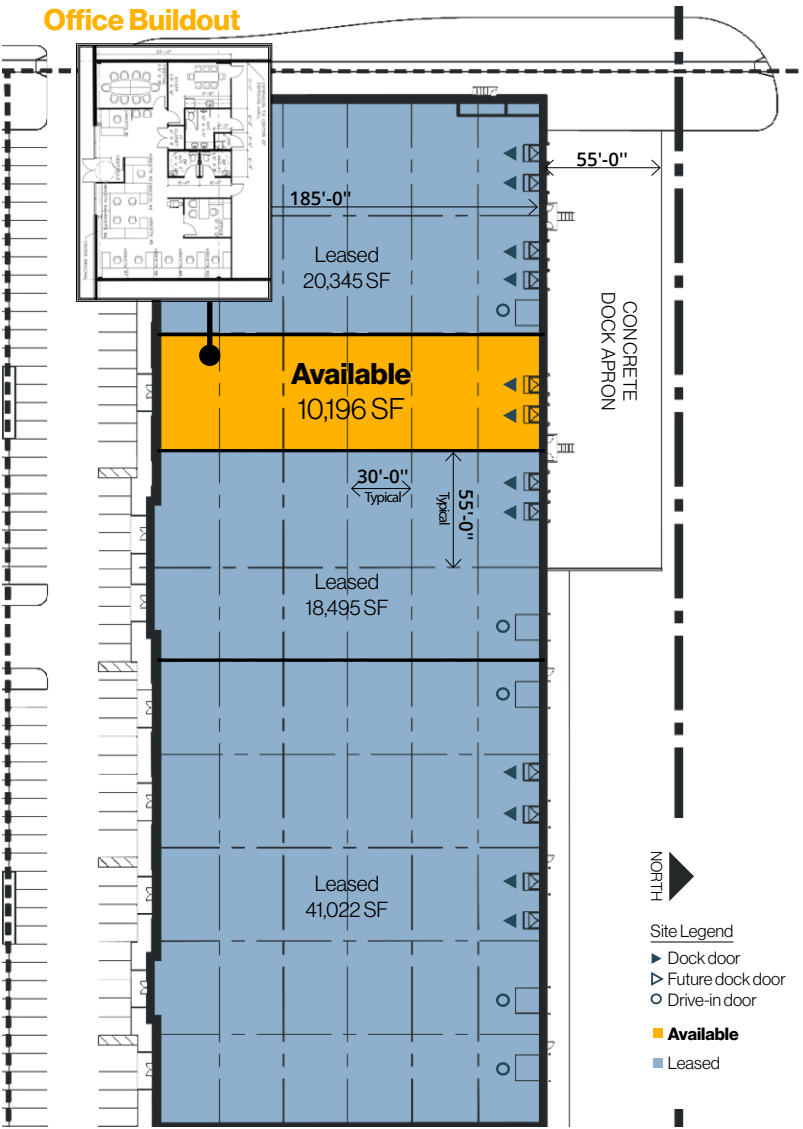
- Available immediately
- Dock loading
- Large marshalling areas between buildings

## Building Specifications

Area Available:	10,196 SF available area 1,874 SF office area
Additional Costs:	\$5.60 PSF
Loading:	2 dock doors
Asking Rate:	\$10.75 PSF

- IM zoning
- 90,058 SF total building size
- 143' truck court
- 55' x 30' typical column size
- Power: 100A, 347/600V, 3 phase, 4 wire
- 185' building depth
- 28' clear height
- 12 car parking stalls
- ESFR sprinklers
- 35,000 lbs mechanical levelers
- 6" concrete floor slab with steel fibre
- LED lighting

### Office Buildout



CityView Business Park Building 3: 6362 - 6386 Roper Road NW Edmonton, Alberta

# Building 5

Total: 264,996 SF



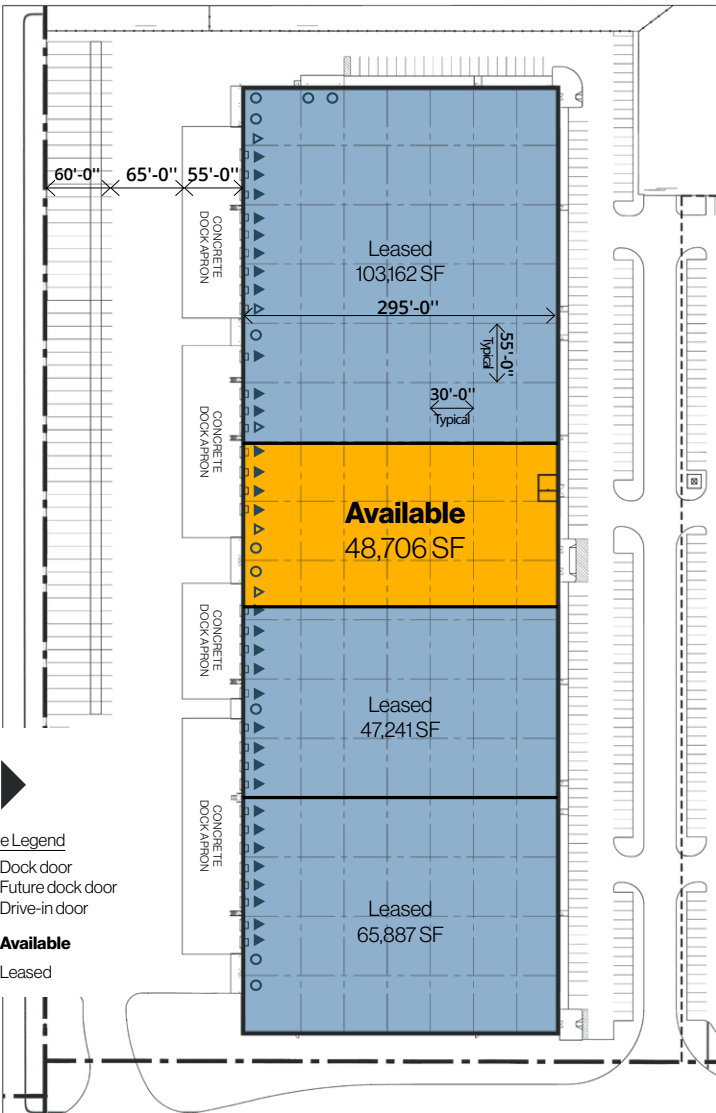
## Space Highlights

- Available immediately
- Dock and drive-in loading
- Large marshalling areas between buildings

## Building Specifications

Area Available:	48,706 SF available area 1,326 SF office space
Additional Costs:	\$4.25 PSF
Loading:	2 drive-in grade 5 dock doors
Asking Rate:	\$9.50 PSF

- DC2 zoning
- 264,996 SF total building size
- 180' truck court
- 55' x 40' typical column grid
- Power: 150A, 347/600V, 3 phase, 4 wire
- 295' building depth
- 32' clear height
- 23 car parking stalls
- ESFR sprinklers
- 40,000 lbs mechanical levelers
- 7" concrete floor slab with steel fibre
- T5H0 lighting (Lights will be upgraded to LED)



CityView Business Park Building 5: 6442 - 6468 Roper Road NW Edmonton, Alberta



# Building 9

Total: 121,203 SF



- ### Space Highlights
- Available immediately
  - Dock and drive-in loading
  - 1.56 acres of graveled yard
  - 2,200 SF of new show suite office area

### Building Specifications

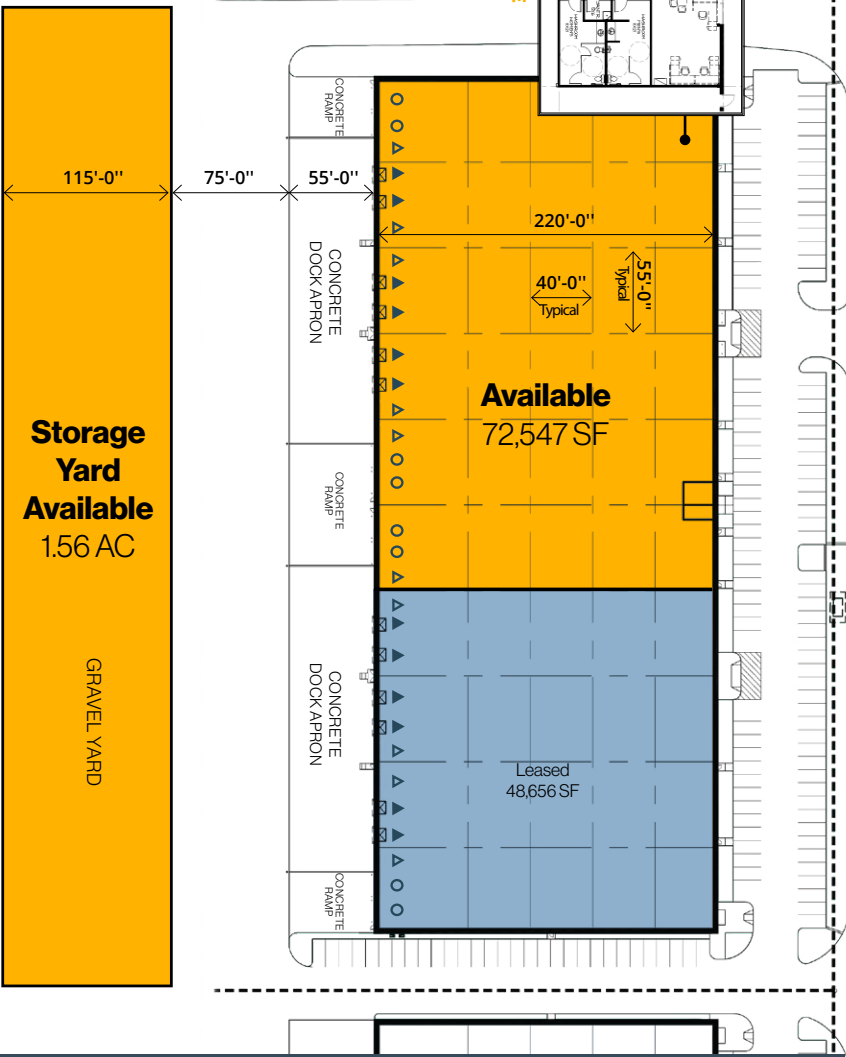
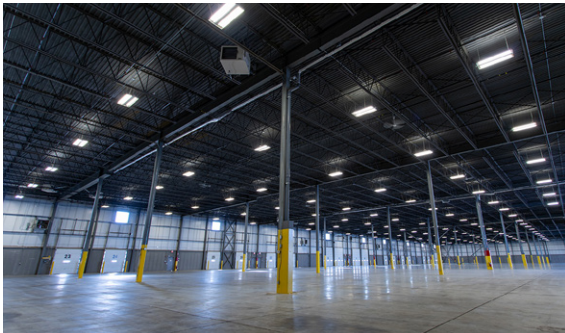
- IM zoning
- 121,203 SF building size
- 130'-0" truck court
- 55' x 40' typical column size
- Power: 1250A, 347/600V
- 220' building depth
- 28' clear height
- 57 car parking stalls
- ESFR sprinklers
- 40,000 lbs mechanical levelers
- 6" concrete floor slab with steel fibre
- 60' speed bay at loading doors
- T5H0 lighting

Area Available: 72,547 SF available area

Additional Costs: \$5.10 PSF

Loading: 6 drive- in grade  
6 dock doors  
(6 future dock doors  
knockout panels)

Asking Rate: \$9.50 PSF | Yard: \$1.25 PSF



CityView Business Park Building 9: 6304 - 6344 50 Street NW, Edmonton, Alberta

# Building 11

Total: 121,000 SF



- ### Space Highlights
- Available immediately
  - Dock and drive-in loading
  - 0.53 acres of graveled yard

### Building Specifications

- DC2 zoning
- 121,000 SF total building size
- 130'-0" truck court
- 55' x 40' typical column grid
- Power: 200A, 347/600V
- 220' building depth
- 28' clear height
- 29 car parking stalls
- ESFR sprinklers
- 40,000 lbs mechanical levelers
- 6" concrete floor slab with steel fibre
- 60' speed bay at loading doors
- T5H0 lighting

Area Available 32,456 SF available area  
4,063 SF office area

Additional Costs \$4.98 PSF

Loading: 2 drive-in grade  
4 dock doors  
(3 future dock doors  
knockout panels)

Asking Rate: \$10.00 PSF | Yard: \$1.25 PSF



CityView Business Park Building 11: 6204 - 6244 50 Street NW, Edmonton, Alberta





# Cityview Business Park

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

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**Visit us online**  
[avisonyoung.com](https://www.avisonyoung.com)

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