

Showcase/ Warehouse Space

Northport Business Park Building D

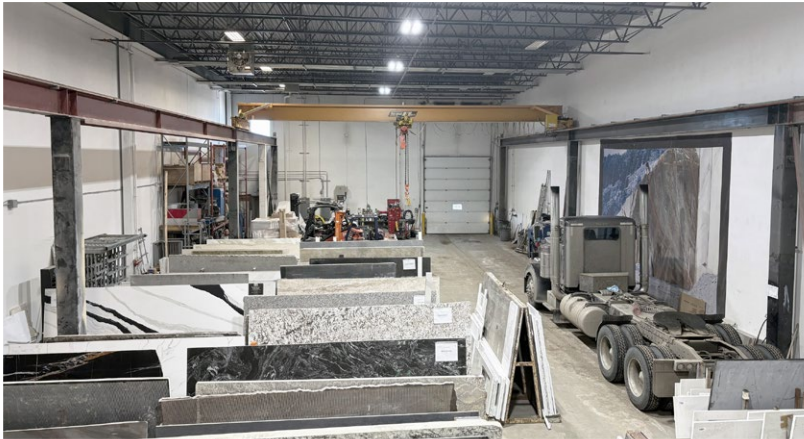
12924 - 170th Street
Edmonton, Alberta
www.cbre.ca

8,056 SF Available August 1, 2026



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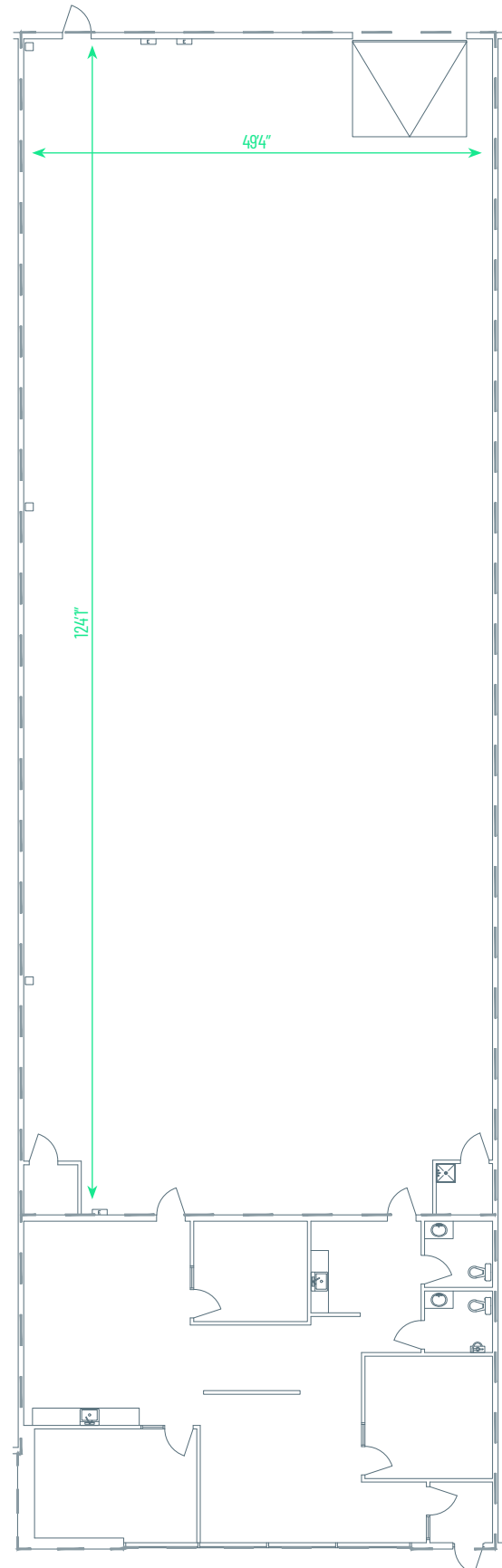
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Located within five minutes of Yellowhead Trail and Anthony Henday Drive, Northport Business Park boasts superior connectivity given its proximity to surrounding transportation corridors making it a prime distribution location in northwest Edmonton. Available August 1, 2026, this well-maintained showcase warehouse space features direct exposure to 170th Street. The vacancy includes one 12' x 14' grade level loading door, an ESFR Sprinkler system, and additional glazing for a grade entrance and bright showroom area. BE - Business Employment zoning allows for high density office build-out.

Legal Address	Plan 0940651; Block 1; Lot 4	
Zoning	BE - Business Employment	
Year Built	2009	
Available Area	Office	1,605 sq. ft.
	Warehouse	6,451 sq. ft.
	Total	8,056 sq. ft.
Grade Loading	(1) 12' x 14' with floor drains	
Construction	Pre-cast concrete slab	
Column Spacing	49¼"	
Ceiling Height	24' clear	
Power	200 amp, 600 volt, 3-phase, 4-wire *To be confirmed	
Heating	Forced air gas fired suspended units	
Downdraft Fans	Yes	
Lighting	Combination of LED & T5H0 with motion sensors	
Sprinklers	ESFR	
Op Costs (2026)	\$6.03 per sq. ft. / annum + admin. fees	
Lease Rate	\$11.00 per sq. ft. / annum	
Available	August 1 st , 2026	

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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