

EDMONTON'S LANDMARK INDUSTRIAL OPPORTUNITY AVAILABLE FOR SALE OR LEASE — NOW IT'S YOUR TURN TO MAKE HISTORY.

BRICK 170TH

FOR SALE/LEASE: 16930 - 114 AVENUE EDMONTON, ALBERTA

170 STREET

CBRE

INTRODUCING

BRICK170TH

CBRE is proud to introduce a unique opportunity to own or lease a piece of Edmonton’s history! The landmark warehouse space housed The Brick’s corporate office since 1976, and is now ready to pass the torch to its next proud owner or tenant — **it’s your turn to make history!**

The building features 401,564 SF of premium office and warehouse space on 16.13 acres of land, fitted with single load shipping, trailer and passenger vehicle parking, and 1,500 feet of direct frontage to 170th Street, a major west Edmonton route that offers excellent signage and advertising opportunities.

AVAILABLE AREA	Main Floor Office:	1,878 SF
	2nd Floor / Mezzanine:	21,006 SF
	Warehouse:	190,911 SF
	Total:	213,795 SF
TOTAL BUILDING AREA	401,564 SF	
LEASE RATE	Starting at \$7.95 per SF / annum	
TAXES (2025)	\$908,816.28	
OP COSTS (2025 EST.)	\$5.50 per SF / annum	
LIST PRICE	Market \$42,000,000.00	
AVAILABLE	Immediately	



TOTAL LAND SIZE

16.13 Ac.

YARD SIZE

±3.10 Ac.

ZONING

BE – Business Employment

DOCK LOADING

(58) 8' x 10' loading doors

GRADE LOADING

(1) 10' x 10' loading door

BUILDING SIZE

401,564 SF

DEMISING OPTIONS

Starting at 97,247 SF

CONSTRUCTION

Block/Steel Frame & Insulated metal panel

POWER

2,000 amp, 600 volt
*To be confirmed

CLEAR HEIGHT

27'11" – 30'6"

LIGHTING

LED in warehouse

~1,500'

Frontage onto 170th Street and 5 points of ingress/egress

2

MINUTES TO
YELLOWHEAD TRAIL

5

MINUTES TO ANTHONY
HENDAY DRIVE

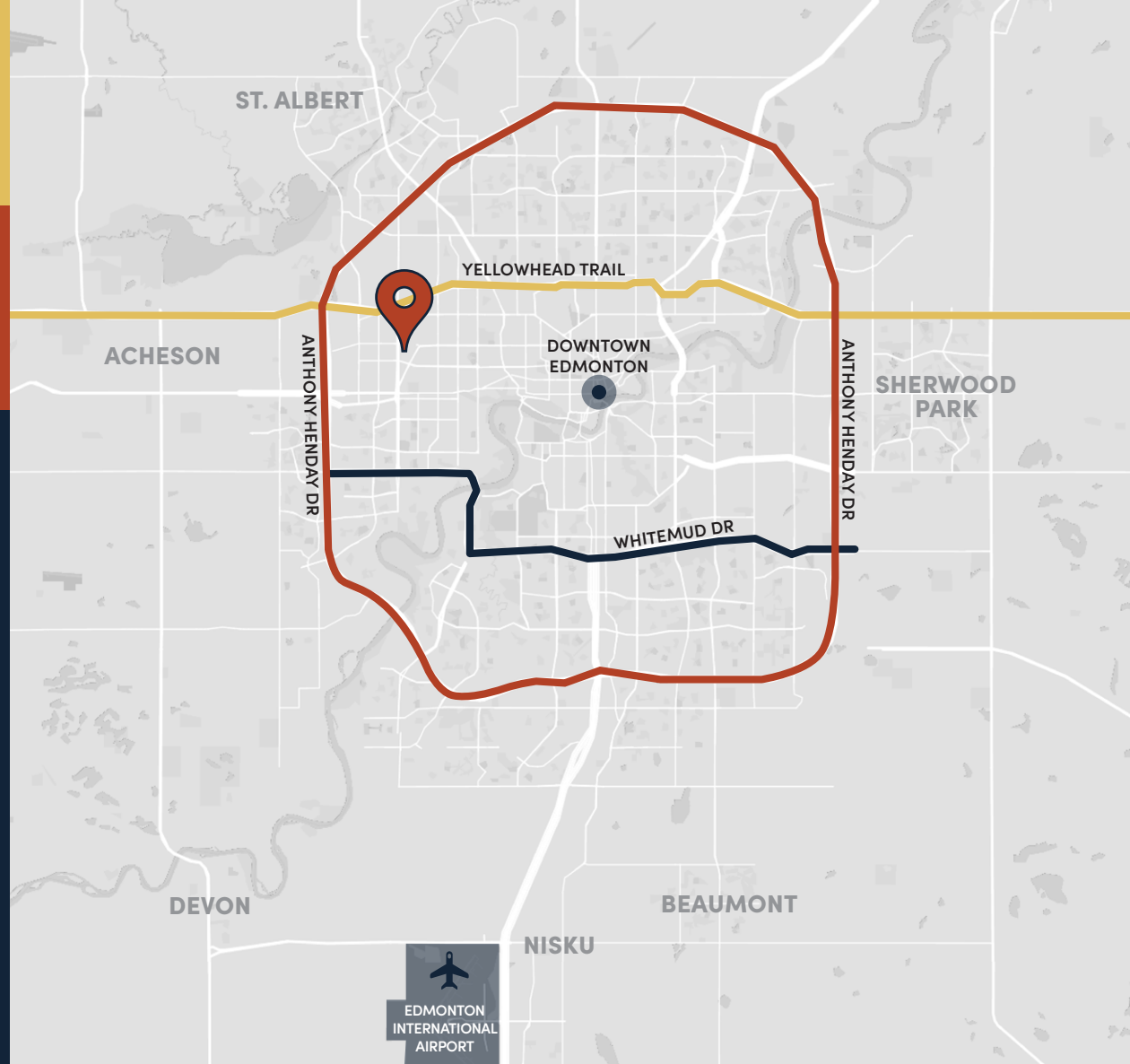
14

MINUTES TO
WHITEMUD DRIVE

20

MINUTES TO
DOWNTOWN

32

MINUTES TO
INTERNATIONAL
AIRPORT

RIGHT WHERE YOU WANT TO BE

RECOGNIZABLE LOCATION WITH UNBEATABLE RING ROAD CONNECTIONS

Conveniently located on the busy 170th Street, Brick 170 not only benefits from great exposure, but incredible accessibility. There are five bus stops in the immediate vicinity of the building which feed into major transit centres such as West Edmonton Mall and Jasper Place.

For those who drive, Brick 170th offers an abundance of vehicle parking, and is just a 2-minute drive from Yellowhead Trail, 5 minutes from Anthony Henday Drive, 14 minutes to Whitemud Drive, and 20 minutes to the downtown core.

Brick 170th is also located within a convenient distance from CN/CP intermodal yards and rail transportation networks and is just over 30 minutes from Edmonton International Airport.

IN GOOD COMPANY

Brick 170th is surrounded by a community of industrial parks and neighbouring businesses that include:

INDUSTRIAL USERS:

- Gregg Distributors
- Durabuilt Windows
- Acklands Grainger
- General Motors
- UAP

RETAILERS:

- Park Lighting
- BA Robinson
- Emco
- Andrew Sheret Limited
- Best Plumbing & Lighting



BUS STOPS WITH DIRECT ROUTE TO WEST EDMONTON MALL AND JASPER PLACE TRANSIT CENTRES

BUILDING THE VISION

REDEVELOPMENT POTENTIAL

Brick 170th has immense potential to be redeveloped in various ways – from demising the space, to incorporating solar panels onto the roof, or installing glazing onto both ends of the building.

The potential addition of glazing to the south and north ends of the building would provide more natural light appealing to a variety of potential businesses including users who will require showroom space.

The building would be perfect for use as a distribution warehouse or for a one stop shop for home renovations and could comfortably house relevant tenants such as home improvement supplies, auto-parts distribution, pharmaceutical, plumbing and heating distribution, and a host of other distribution users.



POTENTIAL GLAZING TO SOUTH
AND NORTH ENDS OF BUILDING

ARTIST RENDERINGS. NOT AS DELIVERED.

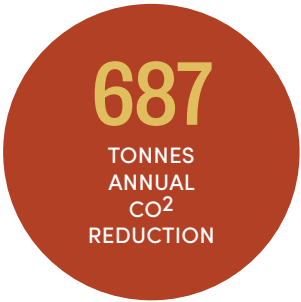
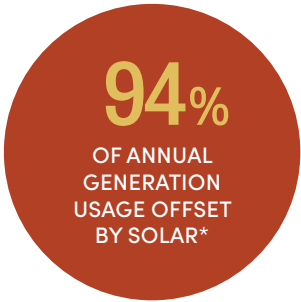


SUPPORTING SUSTAINABLE DESIGN

POTENTIAL FOR SOLAR

As corporations become increasingly aware of their environmental impact and how their real estate decisions tie into their ESG plans, solar is a cost-efficient option. The proposed solar array would provide an annual CO2 reduction of 687 tonnes. A Solar array

designed by Inferno Solar and incorporated onto the roof of Brick 170 would generate 1,296,077 kilowatt hours per annum, which equated to an estimated 94% of the electricity required to operate the building – an annual cost benefit of \$245,607.



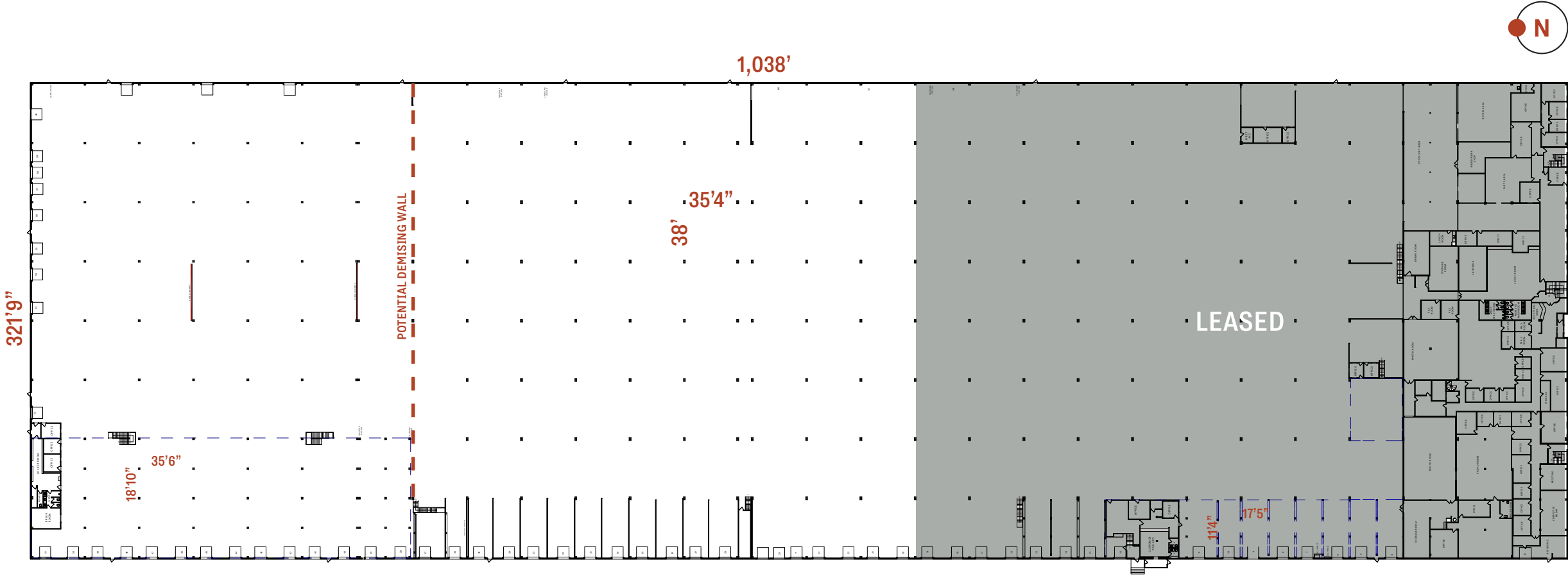
ALL DATA PROVIDED BY INFERNO SOLAR

ARTIST RENDERING. NOT AS DELIVERED.

FLOOR PLAN

401,564 SF

FULL MAIN FLOOR





REACH OUT TO THE CBRE EDMONTON INDUSTRIAL TEAM TO LEARN MORE

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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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