

**FOR
LEASE**

NEW INDUSTRIAL BUILDING AVAILABLE Q2 2027

211,200 SF
BUILDING 1

Flexible Bay Sizes Starting at 26,400 SF
20603 - 114 Avenue NW, Edmonton, AB



TØR PROPERTIES
MANAGEMENT INC.



REOPTIMIZE
Inspire Trust

CBRE

Excellent Location

This brand new, state of the art distribution building is uniquely positioned to capture the tremendous growth within Edmonton's industrial market and offers the ability to densify over time in the city's most desirable industrial node. Northwest Edmonton continues to be a preferred distribution hub.

The property offers access and connectivity to all quadrants of the city through proximity to major roadways including Anthony Henday Drive, Stony Plain Road, Yellowhead Trail, and Whitemud Drive freeway.



**FLEXIBLE
ZONING**



**EDMONTON'S
MOST DESIRABLE
INDUSTRIAL NODE**



**IMMEDIATE ACCESS
TO YELLOWHEAD
TRAIL**

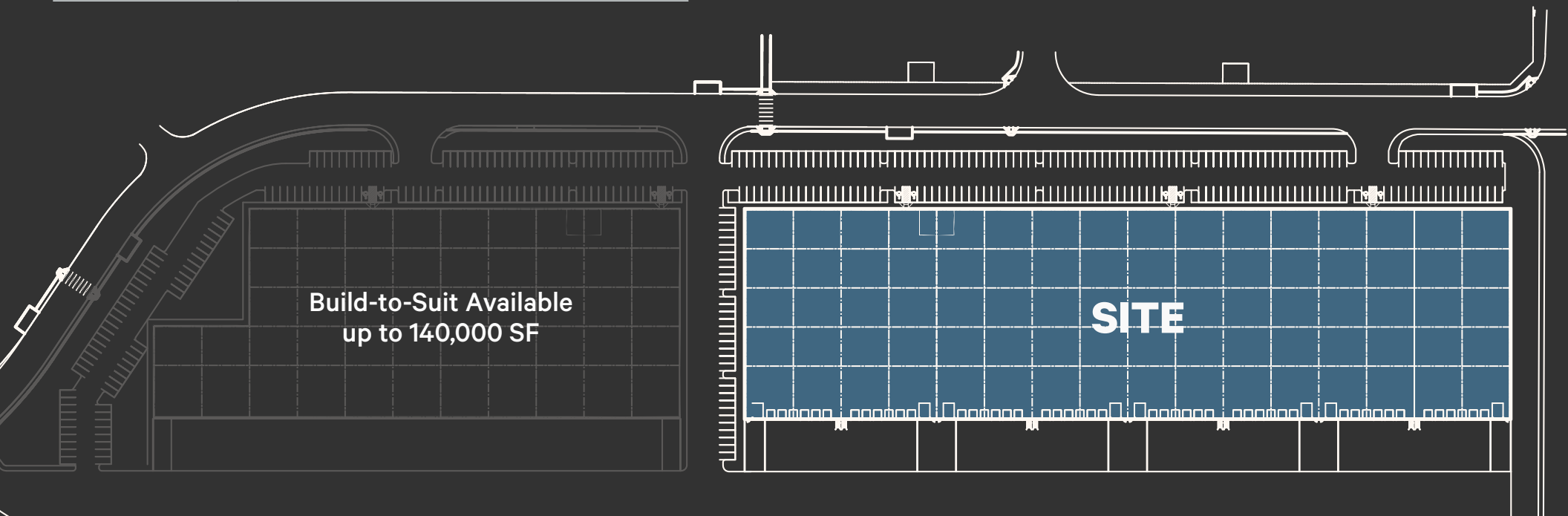


**EXCELLENT ACCESS
TO ANTHONY
HENDAY DRIVE**

Property Details

Municipal Address	20603 - 114 Avenue NW, Edmonton, AB
Legal Address	Plan 2521689; Block 3; Lot 1
Zoning	IM - Medium Industrial
Site Size	10.32 Acres
Building Size	211,200 SF
Bay Sizes	Starting At 26,400 SF
Loading	(8) Grade Level (24) Dock Level (Additional dock & grade doors can be added) (Drive-thru potential)
Floor Slab	7" with Steel Fibres
Roof	TPO (Thermoplastic Polyolefin)

Building Depth	240'
Ceiling Height	32' Clear
Column Spacing	55' x 45' With 60' Speed Bay
Heating	Gas fired suspended heaters in warehouse Forced air & A/C in office
Power	1,600A, 600V (entire building, potential to upgrade)
Marshalling Area	130'
Parking	Double Row
Operating Costs	TBD
Lease Rates	Market
Available	Q2 2027



Class ‘A’ Building Features

NEW CLASS ‘A’
INDUSTRIAL
SPACE

GRADE & DOCK
LOADING
COMBINATION

STEEL FRAMING
INCLUDING STEEL
DECK & STEEL JOISTS

5% OFFICE
SPACE
INCLUDED

DRIVE-THRU
POTENTIAL

FLEXIBILITY IN BAY
SIZES DOWN TO
26,400 SQ. FT.

BUILDING ENVELOPE
COMPRISING
PREFABRICATED
MUROX LOAD-BEARING
WALL PANELS





FLEXIBLE BAY SIZES STARTING AT 26,400 SF

211,200 SF AVAILABLE

3 MIN 3 KM	To Yellowhead Highway	8 MIN 6 KM	To CN Intermodal Yard	17 MIN 20 KM	To Spruce Grove	25 MIN 34 KM	To Nisku Spine Road
5 MIN 4 KM	To Anthony Henday Drive	10 MIN 12 KM	To Whitemud Drive	20 MIN 29 KM	To QEII Highway	31 MIN 48 KM	To Leduc
8 MIN 9 KM	To Acheson	16 MIN 17 KM	To St. Albert	22 MIN 17 KM	To Downtown Edmonton	27 MIN 42 KM	To Edmonton International Airport





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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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