

Grade Loading Warehouse

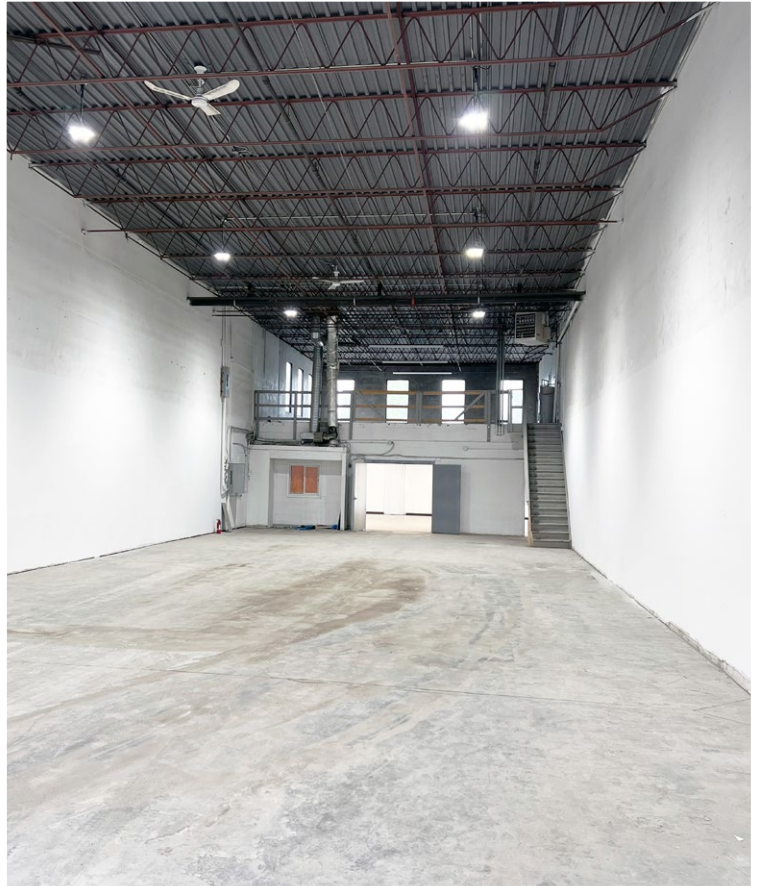
16431 - 117th Avenue
Edmonton, Alberta
www.cbre.ca

Located in Norwester Industrial Park



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16431 - 117th Avenue | Edmonton, Alberta



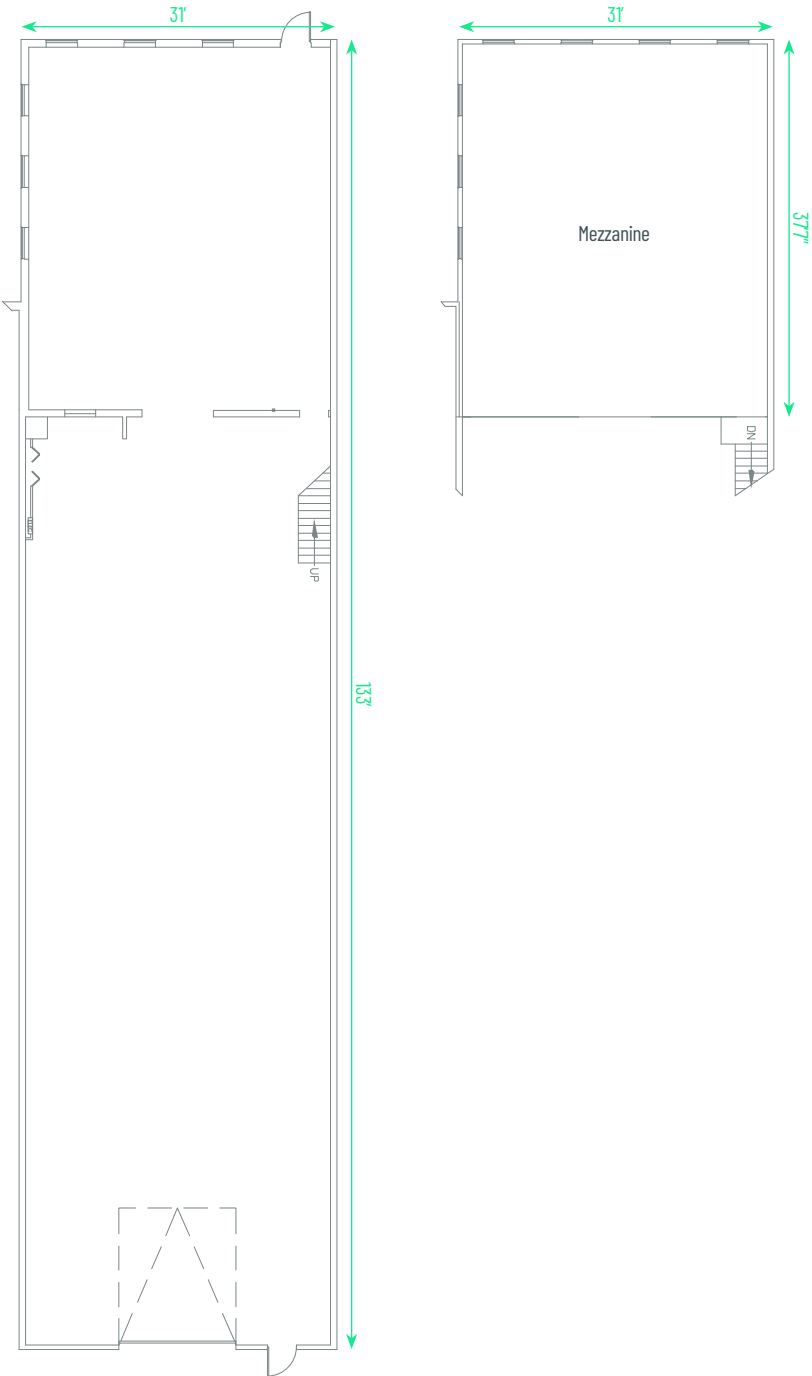
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Located in the heart of Edmonton's Norwester Industrial area, the property features 4,273 sq. ft. of versatile industrial space. The unit includes a grade-level loading door, 19'11" clear ceiling heights, and a concrete mezzanine provided at no additional cost. The property boasts excellent connectivity with quick access to major transportation routes including 170th Street, 118th Avenue, Yellowhead Trail, and Anthony Henday Drive. The office areas is currently undergoing renovations, which include fresh paint and new lighting.

Legal Address	Plan 7620459; Block 5; Lot 1
Zoning	BE - Business Industrial
Available Area	4,273 sq. ft.
Concrete Mezzanine (Not Included in GLA)	1,246 sq. ft.
Grade Loading	(1) 12' x 14'
Construction	Concrete block
Ceiling Height	19'11" clear

Power	100 amp
Heating	Forced air gas fired units
Lighting	LED
Parking	Surface
Op Costs (2026)	\$7.16 per sq. ft. / annum
Lease Rate	\$9.75 per sq. ft. / annum
Available	Immediately

Floor Plan



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For Lease



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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