

Grade Loading Warehouse

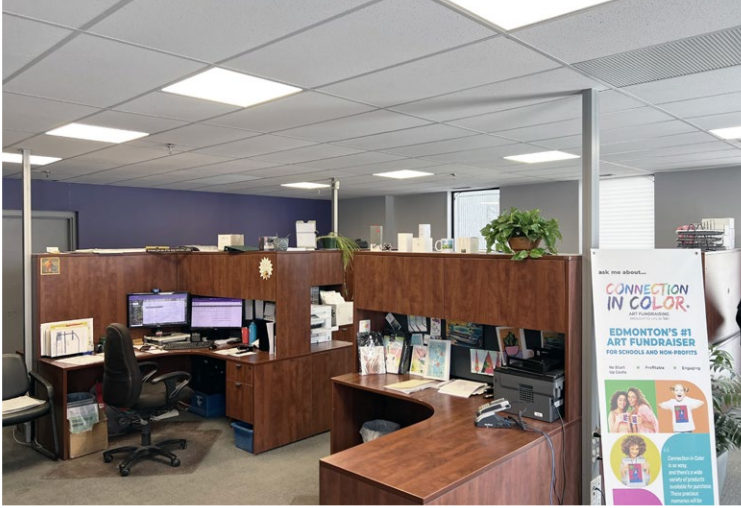
16419/23/27 - 117th Avenue
Edmonton, Alberta
www.cbre.ca

12,454 SF in Norwester Industrial Park | Demising Options Available



Grade Loading Warehouse

16419/23/27 - 117th Avenue | Edmonton, Alberta



Grade Loading Warehouse

Located in the heart of Edmonton's Norwester Industrial area, the property features versatile industrial space that can be demised from 4,000 sq. ft. up to 12,454 sq. ft. The unit boasts a clean warehouse space and developed second floor office space. The property has excellent connectivity with quick access to major transportation routes including 170th Street, 118th Avenue, Yellowhead Trail, and Anthony Henday Drive.

Property Specifications

Legal Address	Plan 7620459; Block 5; Lot 1
Zoning	BE - Business Industrial
Available Area	4,000 - 12,454 sq. ft.
Second Floor Office (Not Included in GLA)	2,360 sq. ft.
Grade Loading	(3) 14' x 14'
Construction	Concrete block
Ceiling Height	20' clear

Power	Various services <i>*To be confirmed</i>
Heating	Forced air gas fired units
Downdraft Fans	Yes
Lighting	LED
Parking	Surface
Op Costs (2026)	\$7.16 per sq. ft. / annum
Lease Rate	\$9.50 per sq. ft. / annum
Available	October 1, 2026



Grade Loading Warehouse

16419/23/27 - 117th Avenue | Edmonton, Alberta

For Lease



Contact Us

Kevin Hughes

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

Gregg Maimann

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

Jordan Adams

Vice President
+1 780 917 4645
jordan.adams@cbre.com
**Lead Broker*

Braylon Klemchuk

Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com
**Lead Broker*

Jay Olmstead

Senior Associate
+1 780 554 1191
jay.olmstead@cbre.com

John Allan McKay

Associate
+1 780 915 5020
johnallan.mckay@cbre.com

Lucas Neumeyer

Associate
+1 780 850 2267
lucas.neumeyer@cbre.com

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.