

Grade Loading Warehouse

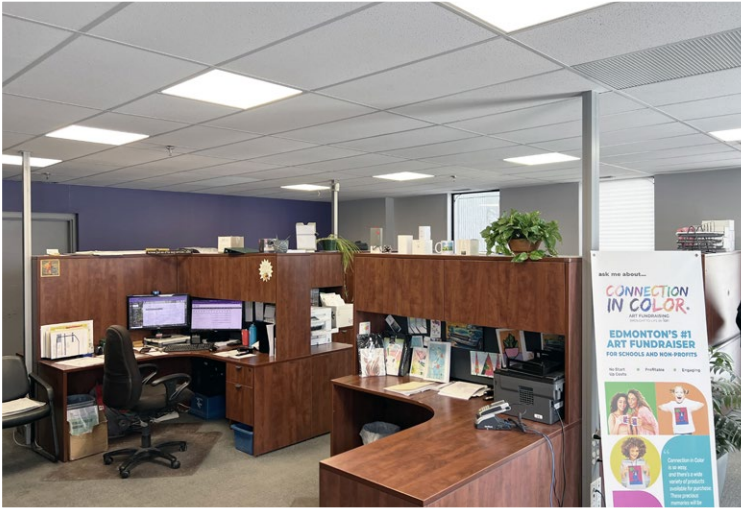
16419/23/27 - 117th Avenue
Edmonton, Alberta
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12,454 SF in Norwester Industrial Park | Demising Options Available



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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	Power	Various services <i>*To be confirmed</i>
Zoning	BE - Business Industrial	Heating	Forced air gas fired units
Available Area	4,000 - 12,454 sq. ft.	Downdraft Fans	Yes
Second Floor Office (Not Included in GLA)	2,360 sq. ft.	Lighting	LED
Grade Loading	(3) 14' x 14'	Parking	Surface
Construction	Concrete block	Op Costs (2026)	\$7.16 per sq. ft. / annum
Ceiling Height	20' clear	Lease Rate	\$9.50 per sq. ft. / annum
		Available	October 1, 2026



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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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