



**FOR LEASE**

# Industrial Bays Available | Alberta Park II

163 Street & 116 Avenue, Edmonton, AB

**Chance Thomas**  
Vice President  
+1 780 246 5354  
chance.thomas@colliers.com

**Ning Good**  
Transaction Manager  
+1 780 969 3029  
ning.good@colliers.com

**Evelyn Stolk, CCIM**  
Executive Vice President  
+1 780 690 3224  
evelyn.stolk@colliers.com

**Rod Connop**  
Executive Vice President  
+1 780 940 9159  
rod.connop@colliers.com

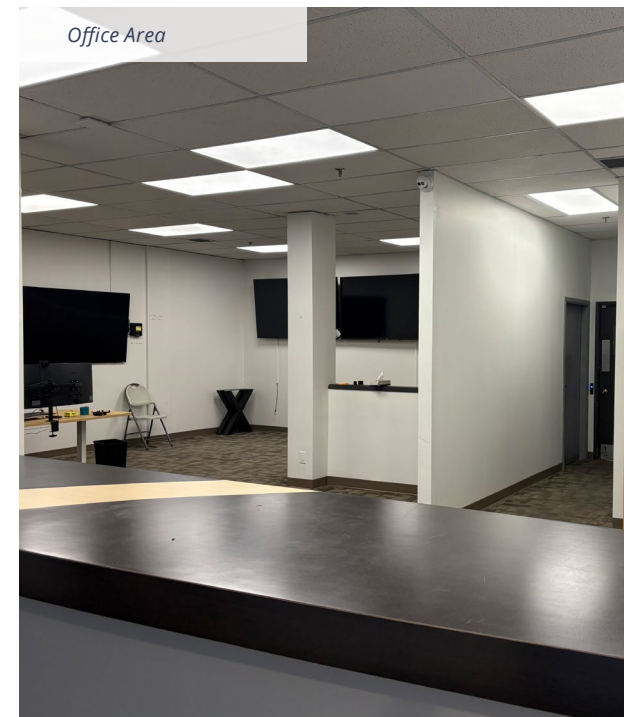
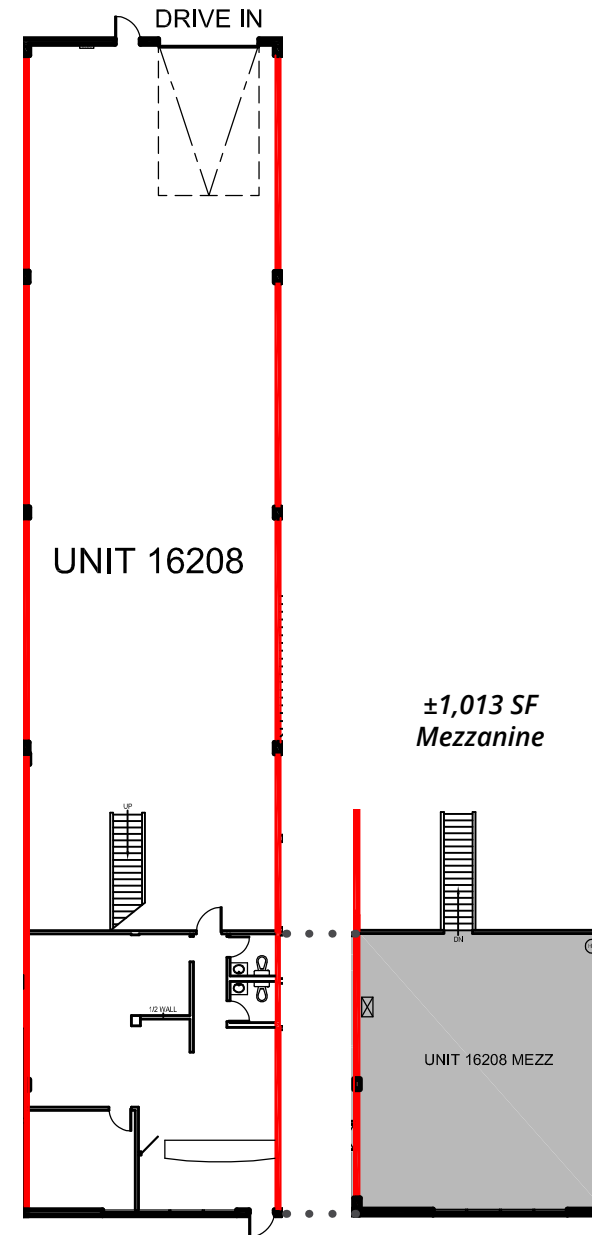
**Kelly Pawlik**  
Vice President  
+1 780 288 7272  
kelly.pawlik@colliers.com



# South Building A: Unit #16208

<b>Address</b>	16208 116 Avenue, Edmonton, AB
<b>Available Area</b>	4,208 SF + additional 1,013 SF office mezzanine
<b>Loading Doors</b>	(1) 10' x 16' grade door
<b>Zoning</b>	IM - Medium Industrial
<b>Ceiling Height</b>	22' clear (warehouse)
<b>Sprinklered</b>	Yes

- Features**
- Service desk, open cubicle area, (2) washrooms
  - (1) private office
  - Carpeted mezzanine at no additional cost
  - Quick access off 163 Street & 116 Avenue



**Contact Agent**  
Lease Rate



**Additional Rent**  
\$6.56 (2026)  
*\*Includes water*



**Immediately**  
Sept 1, 2026

# East Building C: Unit #11627

**Address** 11627 163 Street, Edmonton, AB

**Available Area** 2,131 SF

**Loading Doors** (1) 12' x 16' grade door

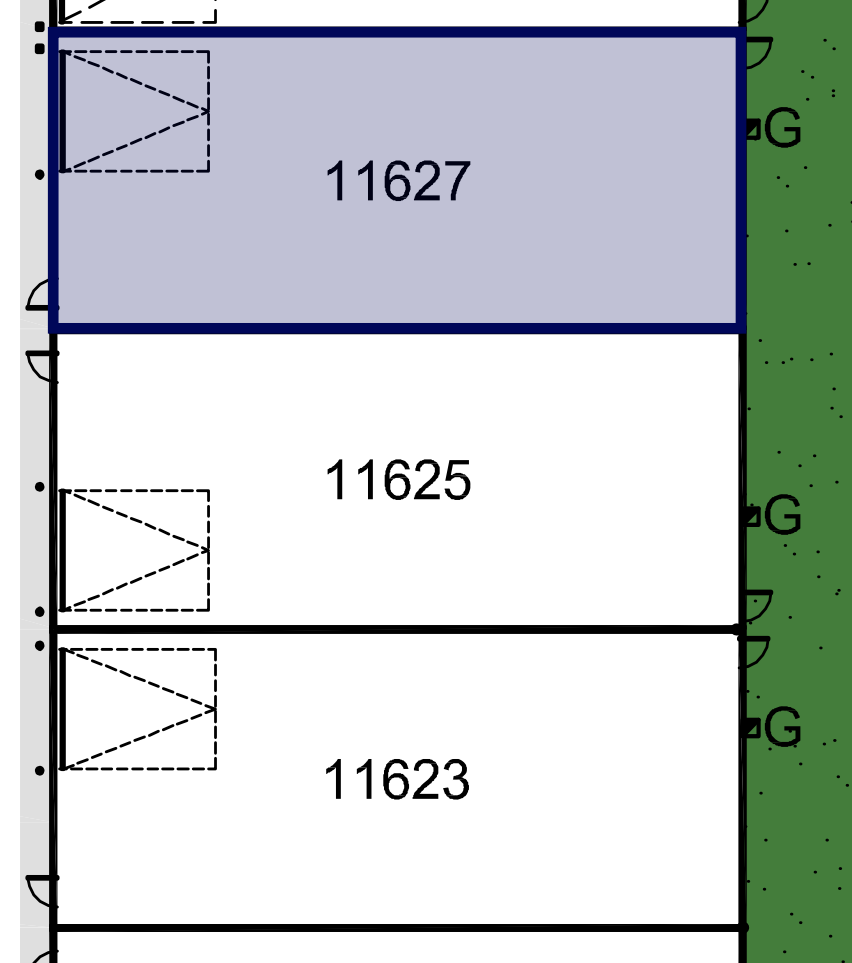
**Zoning** IM - Medium Industrial

**Ceiling Height** 22' clear (warehouse)

**Sprinklered** Yes

## Features

- (1) washroom built out, carpeted mezzanine not included in GLA
- Front vestibule
- Concrete block construction & demising walls
- Can be contiguous with #11625 & #11623 for 6,390 SF
- Quick access off 163 Street & 116 Avenue



**Contact Agent**  
Lease Rate



**Additional Rent**  
\$6.56 (2026)  
*\*Includes water*



**Availability**  
Sept 1, 2026



# East Building C: Unit #11625

**Address** 11625 163 Street, Edmonton, AB

**Available Area** 2,129 SF

**Loading Doors** (1) 12' x 16' grade door

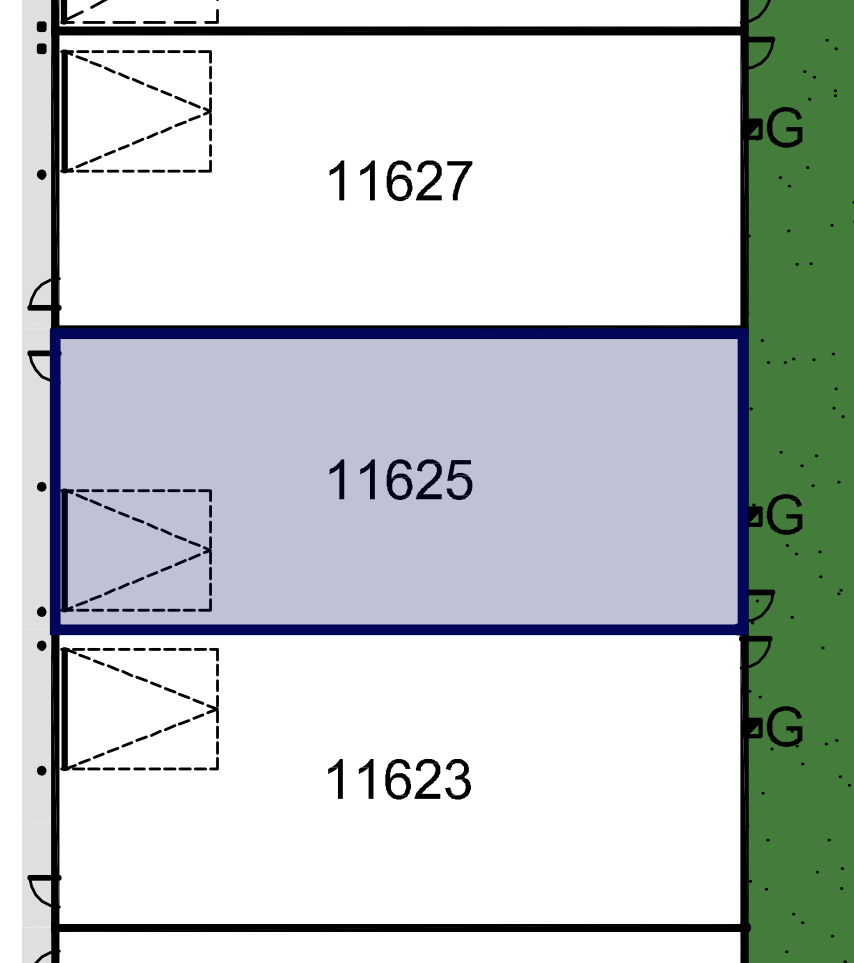
**Zoning** IM - Medium Industrial

**Ceiling Height** 22' clear (warehouse)

**Sprinklered** Yes

## Features

- (1) washroom built out, carpeted mezzanine not included in GLA
- Front vestibule
- Concrete block construction & demising walls
- Can be contiguous with #11623 & #11627 for 6,390 SF
- Quick access off 163 Street & 116 Avenue



**Contact Agent**  
Lease Rate



**Additional Rent**  
\$6.56 (2026)  
*\*Includes water*



**Availability**  
Sept 1, 2026



# East Building C: Unit #11623

**Address** 11623 163 Street, Edmonton, AB

**Available Area** 2,130 SF

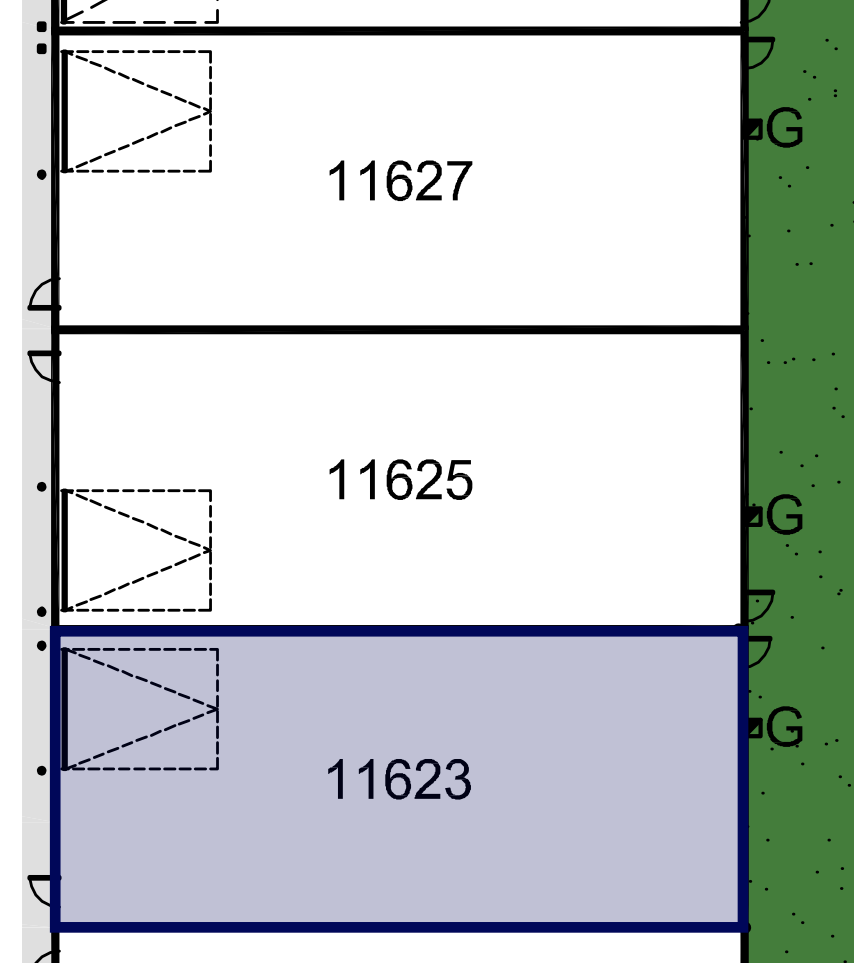
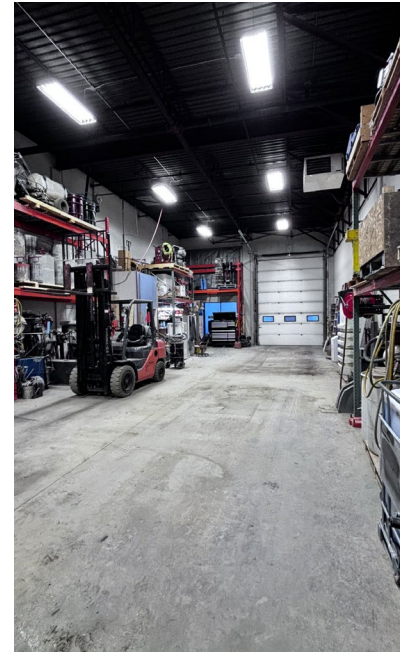
**Loading Doors** (1) 10' x 16' grade door

**Zoning** IM - Medium Industrial

**Ceiling Height** 22' clear (warehouse)

**Sprinklered** Yes

- Features**
- (1) washroom built out
  - Can be contiguous with #11625 & #11627 for 6,390 SF
  - Quick access off 163 Street & 116 Avenue



**Contact Agent**  
Lease Rate



**Additional Rent**  
\$6.63 (2025)  
*\*Includes water*



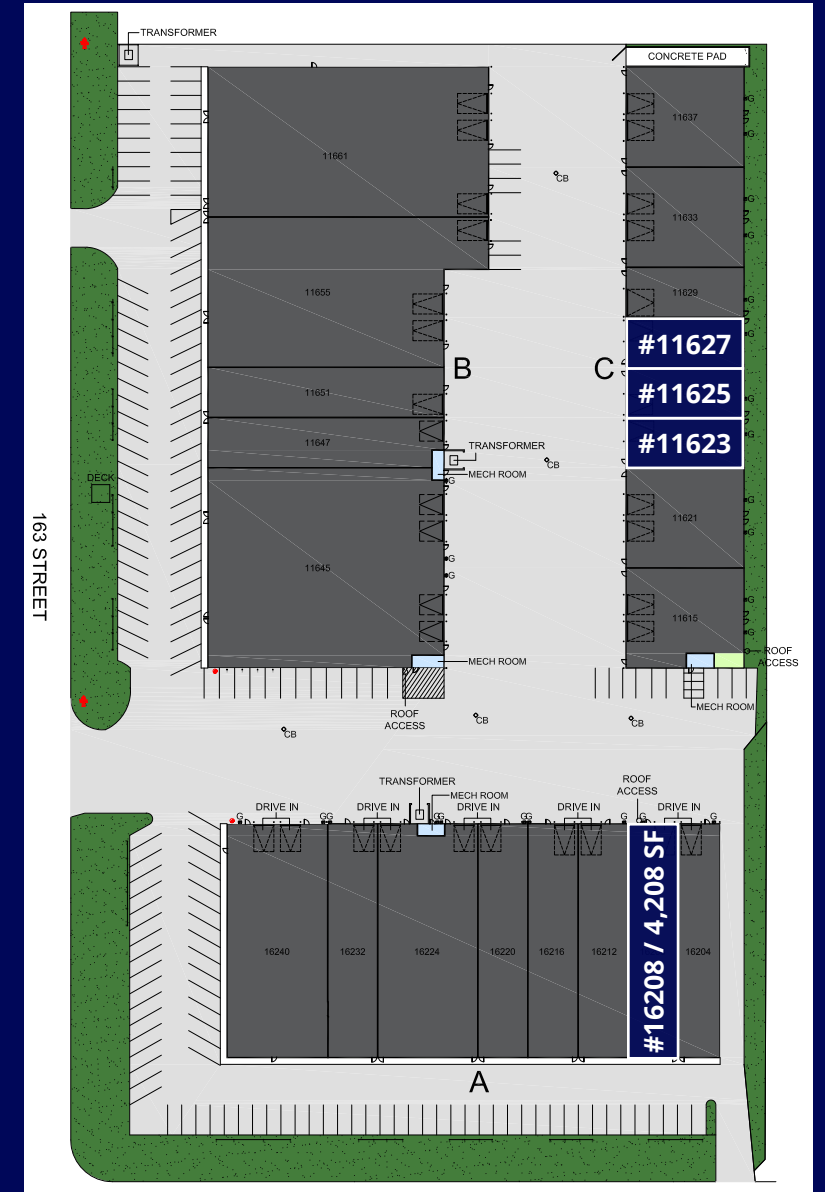
**Availability**  
Sept 1, 2026



Alberta Park II



## Site Plan





**Chance Thomas**

Vice President  
+1 780 246 5354  
chance.thomas@colliers.com

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+1 780 288 7272  
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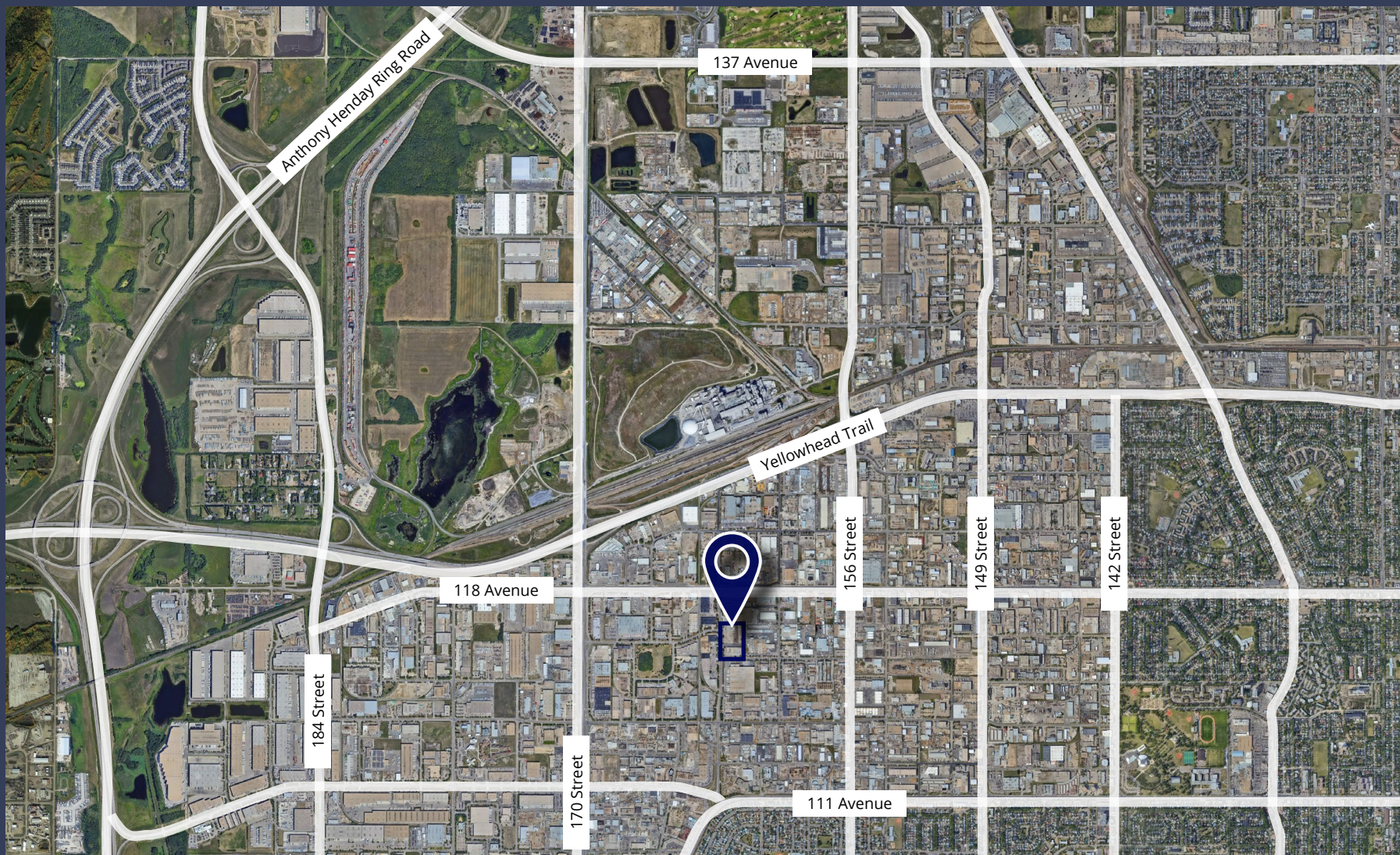
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Colliers Macaulay Nicolls Inc.  
Suite 1700 Bell Tower  
10104 103 Avenue  
Edmonton, AB T5J 0H8  
P: +1 780 420 1585



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