



FOR LEASE

Industrial Bays Available | Alberta Park II

163 Street & 116 Avenue, Edmonton, AB

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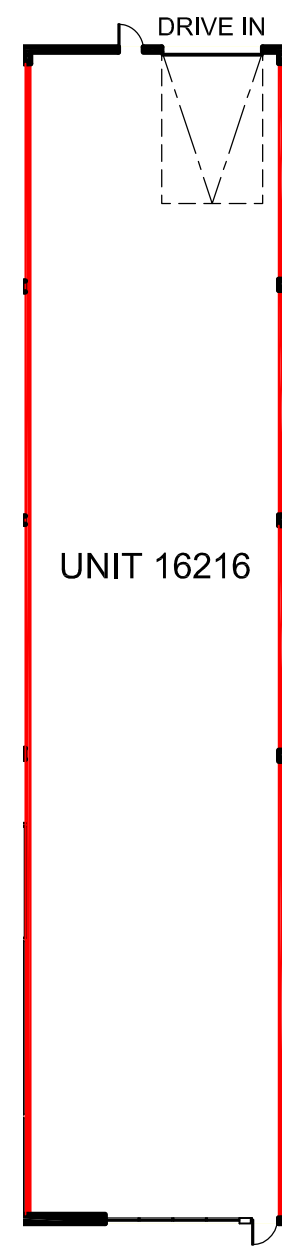
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Colliers

South Building A: Unit #16216

Address	16216 116 Avenue, Edmonton, AB
Available Area	4,232 SF
Loading Doors	(1) 10' x 16' grade door
Zoning	IM - Medium Industrial
Ceiling Height	22' clear (warehouse)
Sprinklered	Yes
Features	• Small office built out & (2) washrooms • 200 amp, 120/208 volt electrical (to be verified by tenant) • Sprinklered • Quick access off 163 Street & 116 Avenue



Contact Agent
Lease Rate



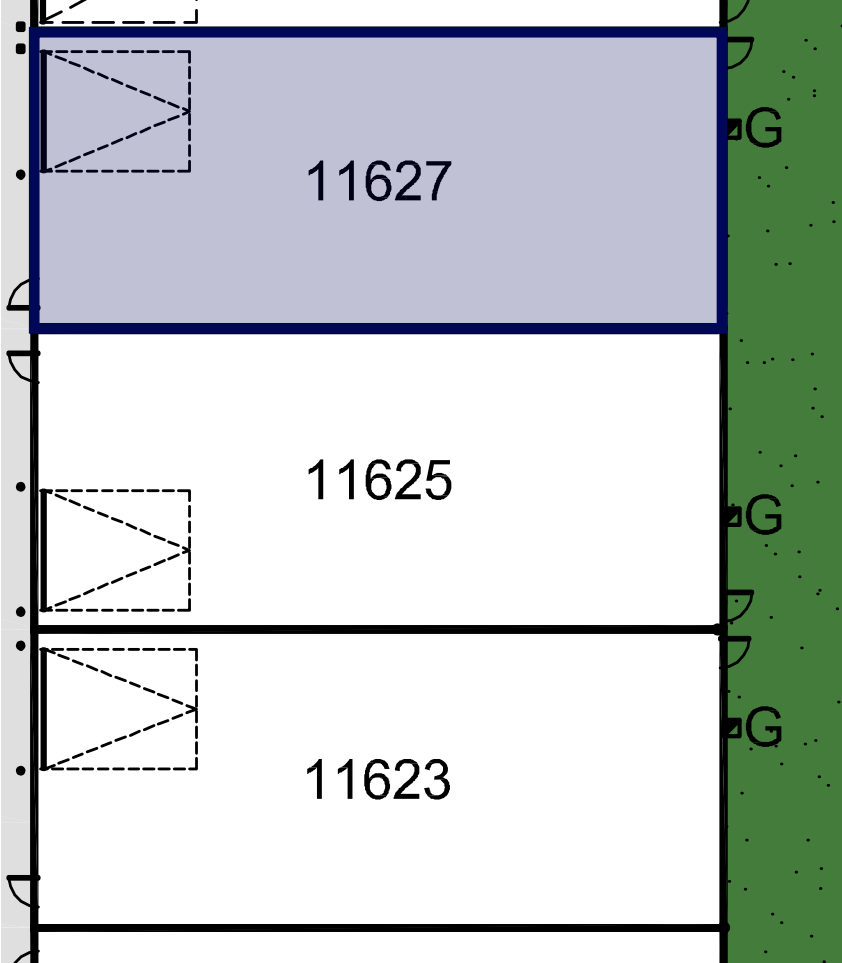
Additional Rent
\$6.56 (2026)
**Includes water*



Available
Immediately

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*



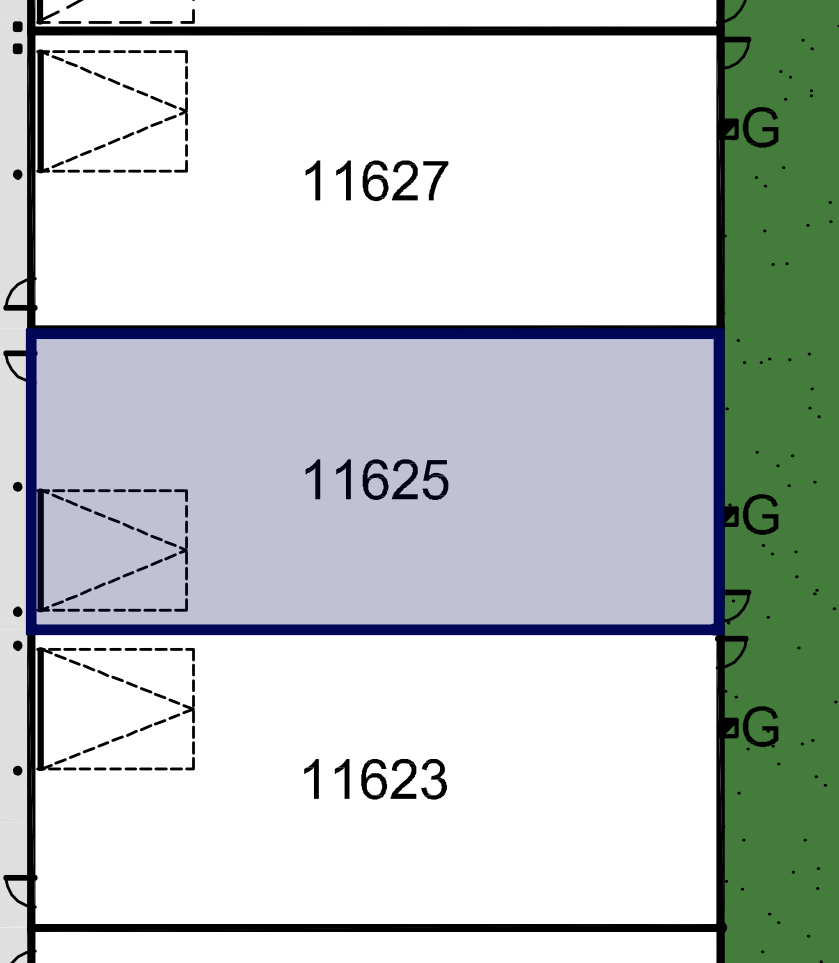
Available
Sept 1, 2026

Alberta Park II



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*

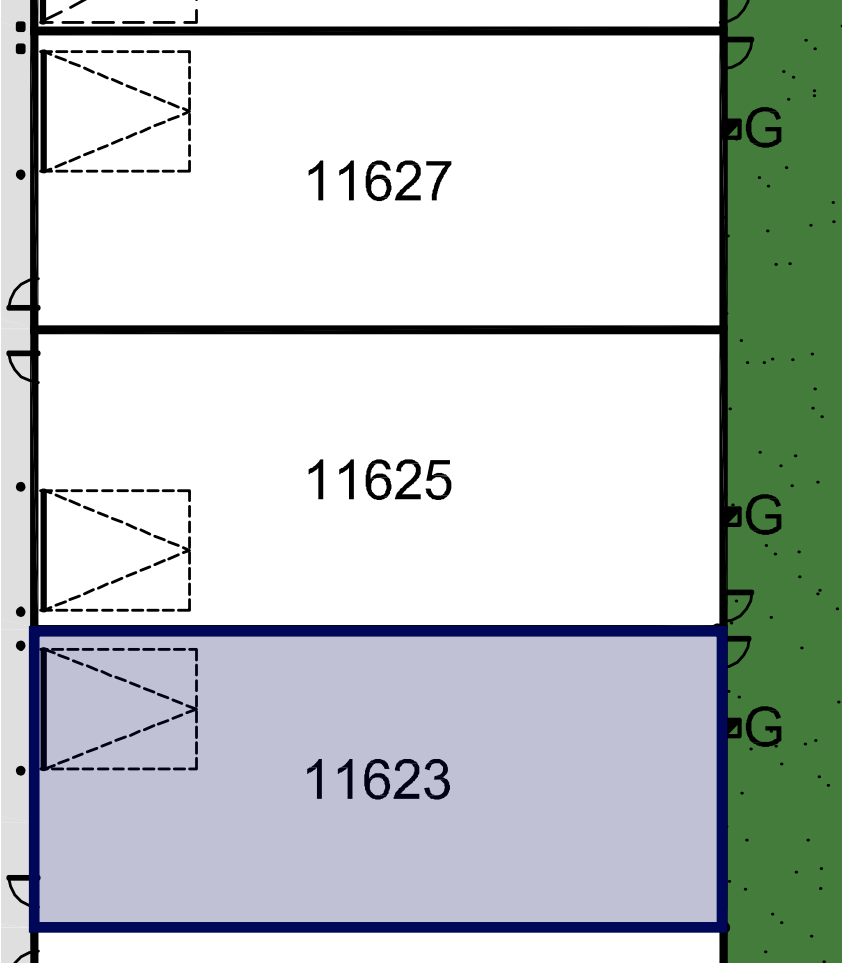
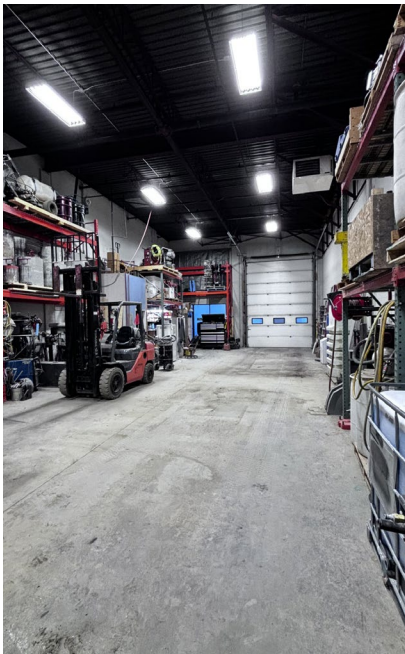


Available
Sept 1, 2026



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
\$6.56 (2026)
**Includes water*



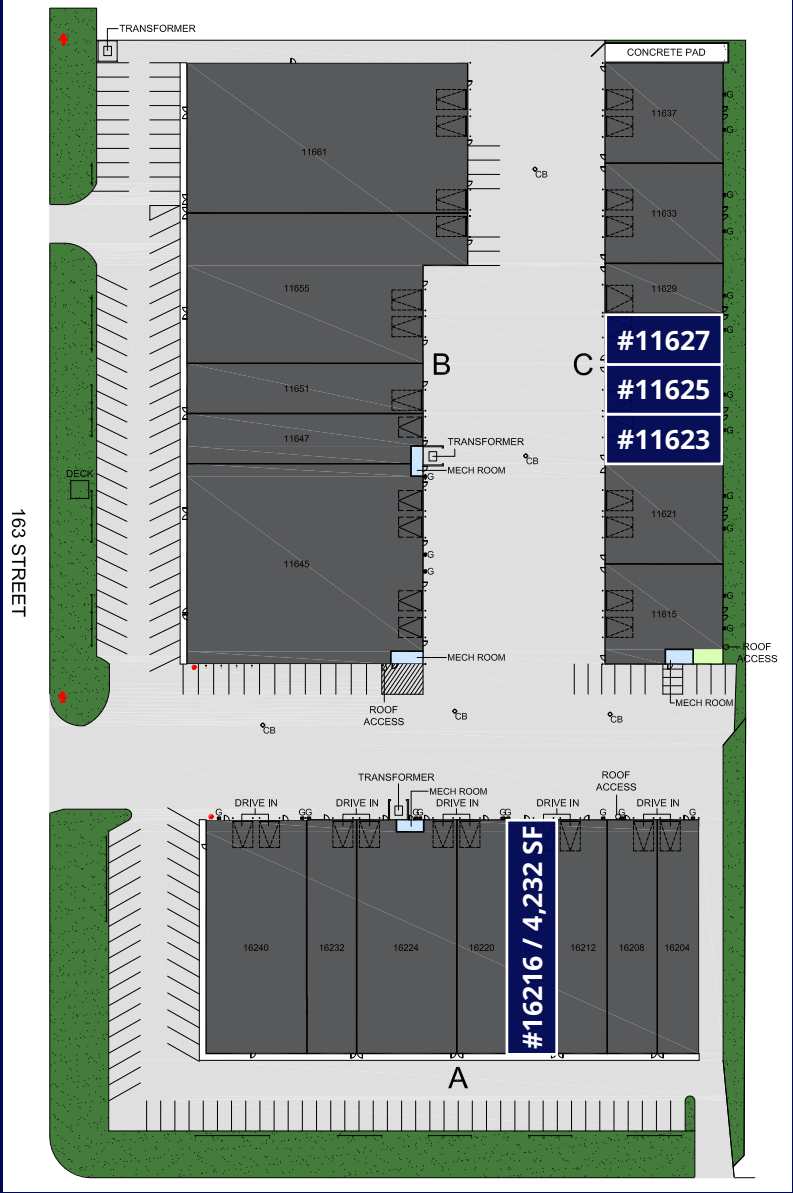
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Site Plan





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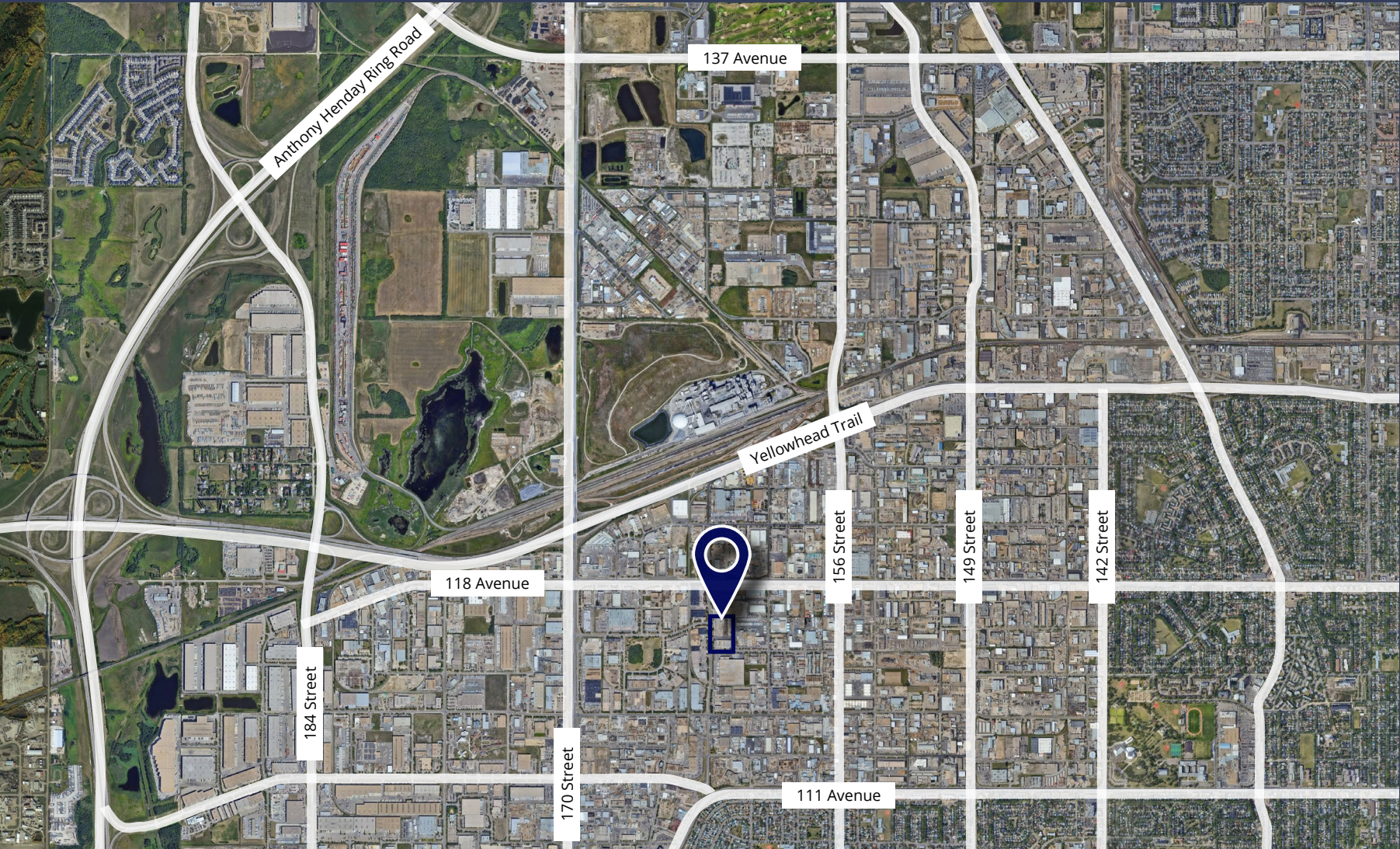
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