

16620 - 114 Avenue NW, Edmonton

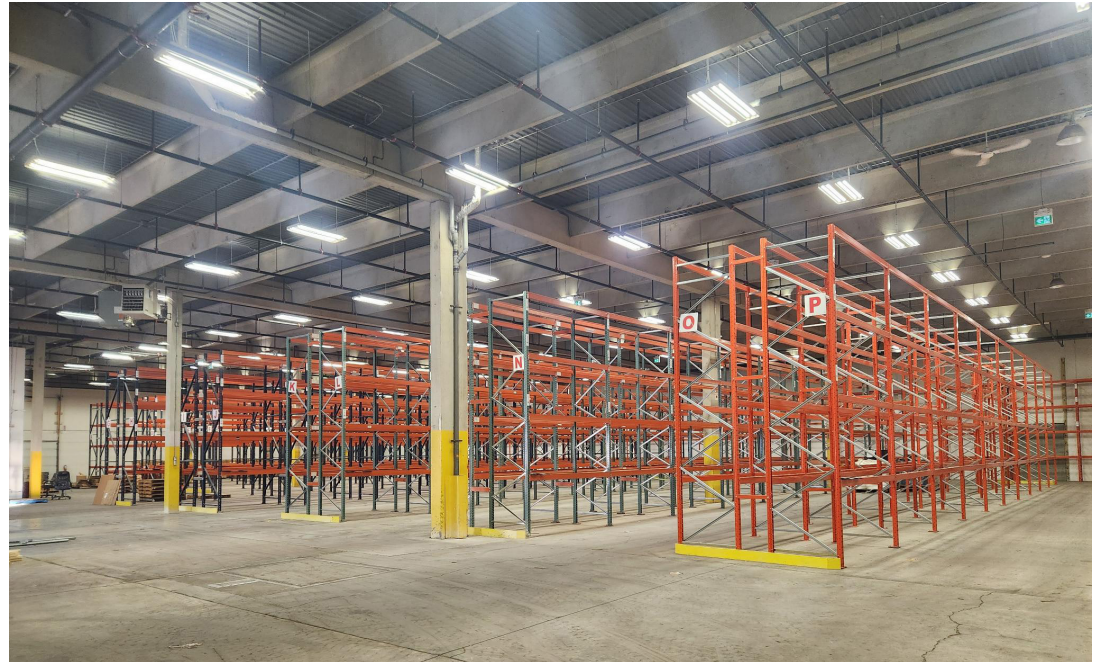
30,282 SF Warehouse with Yard for Lease

Andres Mateluna
Associate Vice President
+1 780 940 2894
andres.mateluna@colliers.com



Property Overview

Municipal Address	16620 - 114 Avenue, Edmonton, AB
Legal Address	Plan 4828TR, Block 2, Lot 3
Location	Norwester Industrial
Zoning	Business Employment (BE)
Total Leasable Area	+/- 30,282 SF
Office Area	+/- 2,733 SF
Ceiling Height	22'
	1 Grade Door (14'x10')
	4 Dock Doors (8'x10') with levelers
	2 Dock Doors (8'x10') with hydraulic levelers
	1 City Dock Door (8'x10')
Loading	
	200 Amp, 240 Volt <i>(to be confirmed by Tenant)</i>
Power	
Lighting	T5
Heating	Forced Air
Yard Size	+/- 15,000 SF (approx.)
Lease Rate	\$6.25 PSF
Property Tax	\$2.93 PSF
Operating Costs	\$2.23 PSF
Available	January 1, 2025



Warehouse racking available

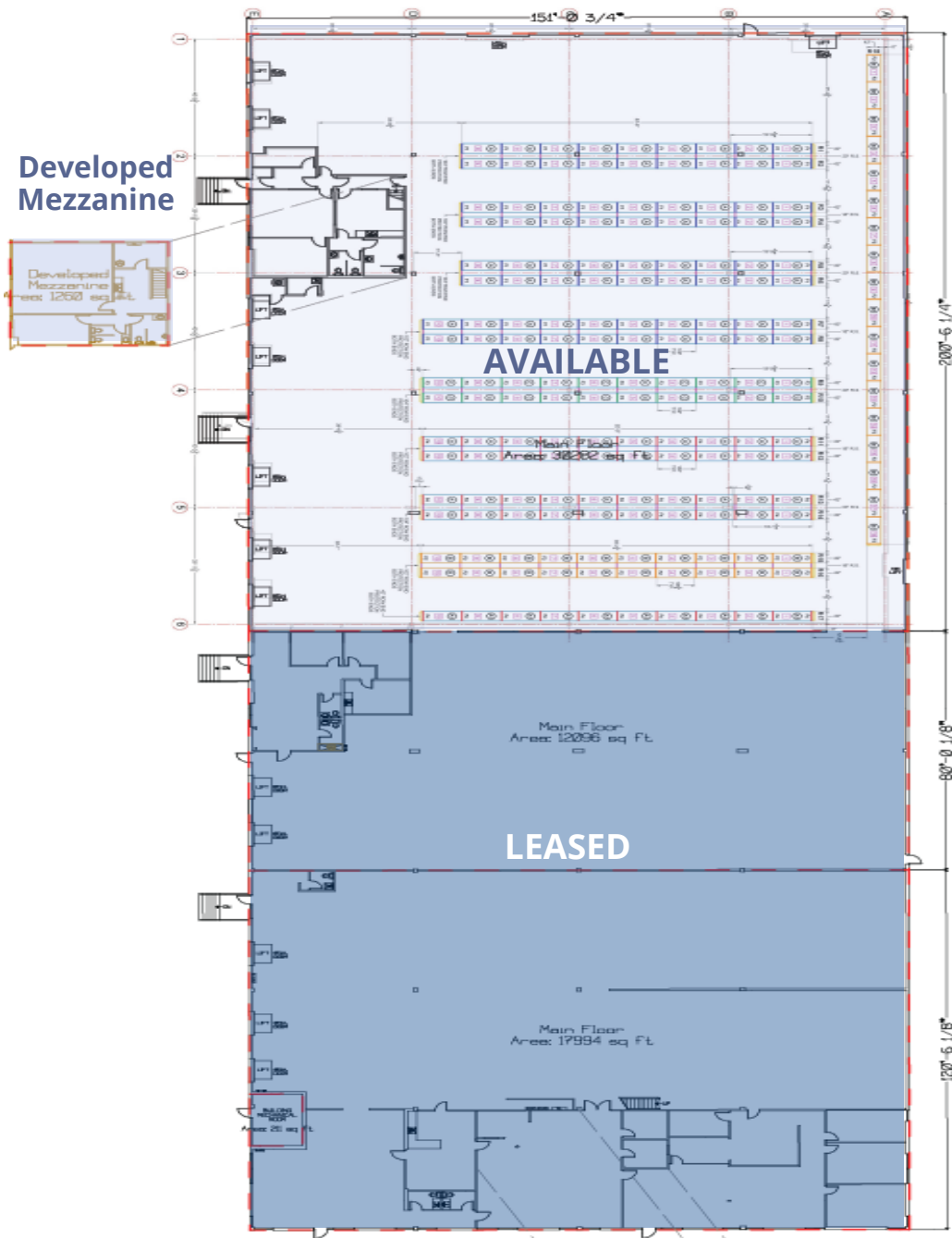


Easy access to 170 St, 111 Ave and 118 Ave



Secured yard area

Floor Plan



Highlights

- Secured and paved yard
- 1,260 SF of developed mezzanine
- Upgraded sprinkler system
- Racking available
- Professionally managed and maintained building

30,282
square feet



Colliers

Andres Mateluna

Associate Vice President

+1 780 940 2894

andres.mateluna@colliers.com

▲ **Yellowhead Hwy**
2.8 km (5 mins)

▲ **118 Avenue**
1.5 km (2 mins)

▼ **111 Avenue**
700 m (1 min)

◀ **Anthony Henday Dr.**
4.9 km (9 mins)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

[View Online Listing](#)



collierscanada.com

Accelerating success.