

Showcase Industrial Office & Warehouse

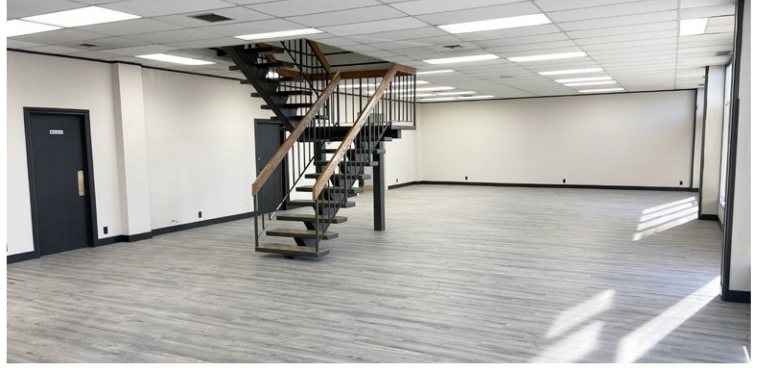
16520-32 - 111th Avenue
Edmonton, Alberta
www.cbre.ca

Up to 21,081 SF Available - Corner Unit



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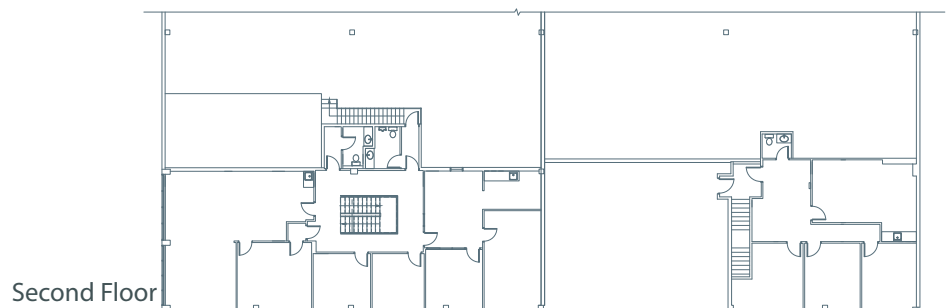
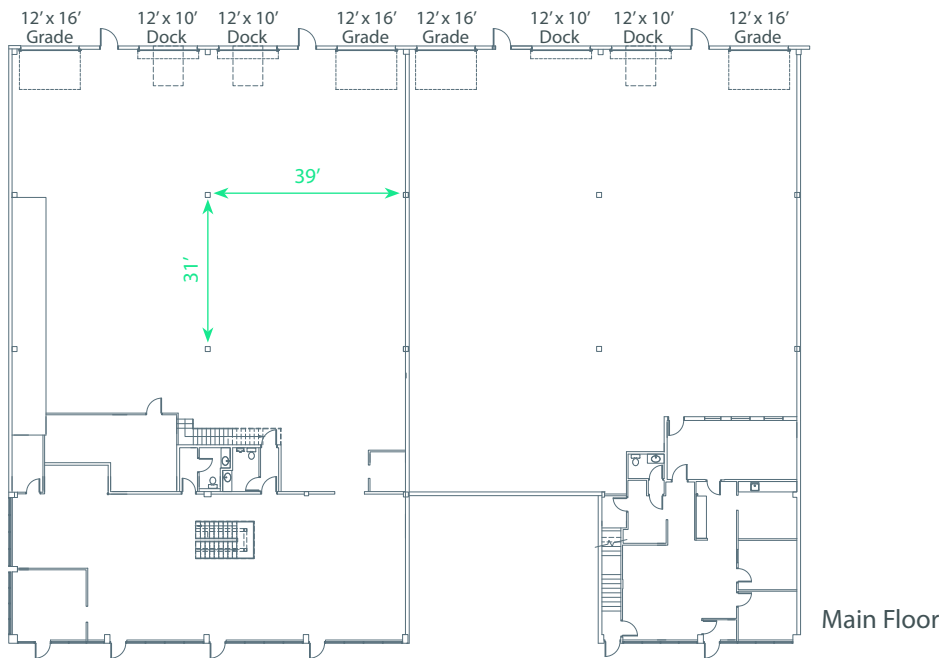
The subject property has an excellent northwest Edmonton location providing easy access to 111th Avenue, Mayfield Road, 170th Street, and Anthony Henday Drive. The building features a combination of dock and oversized grade level loading. Generous onsite parking at the front of the building, including four rows of scramble parking. The units can be leased separately or combined for a total of 21,081 sq. ft., with a fire wall joining the two spaces.

For Lease

Legal Address	Plan 8821409; Block 1; Lot 4	
Zoning	IB - Business Industrial	
Available Area	Main Floor Office	±3,818 sq. ft.
	Second Floor Office	±3,818 sq. ft.
	Warehouse	±13,445 sq. ft.
	Total	±21,081 sq. ft.
Minimum Divisible	9,205 sq. ft.	
Dock Loading	(4) 12' x 10'	
Grade Loading	(4) 12' x 16' automatic	
Construction	Concrete panel	
Column Spacing	31' x 39'	

Ceiling Height	21'6"
Power	225 amp, 240 volt <i>*To be confirmed</i>
Heating	Forced air overhead units
Lighting	T5H0
Sumps	Dual compartment sumps
Op Costs (2024)	\$6.21 per sq. ft. / annum
Lease Rate	\$11.00 per sq. ft. / annum
Available	Immediately

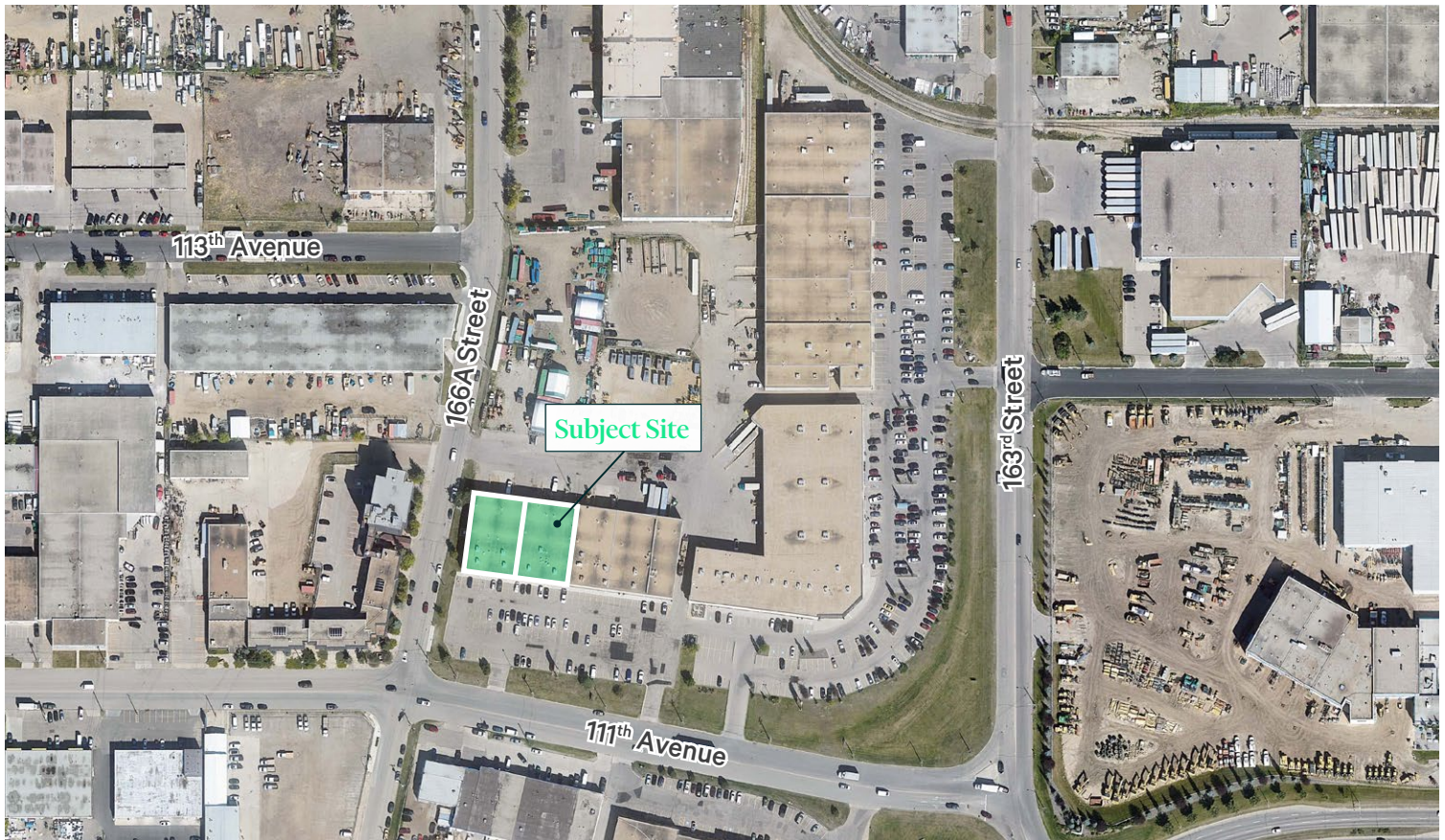
Floor Plan



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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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