

Daytona Building

Flex Commercial Space

11502 170th Street
Edmonton, Alberta

Existing Building: Fully Leased! // Phase 2: Up to 18,000 SF coming in Spring 2024!



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The Opportunity

Up to an additional 18,000 SF coming *Spring 2024!*

Great location in Northwest Edmonton with easy access to 170th Street, 178th Street, 111th Avenue, Yellowhead Trail / Highway 16, Stony Plain Road, and Anthony Henday Drive and excellent exposure to 170th Street.

Plans are underway to develop brand new flex commercial space with bay sizes starting at 1,769 SF. Upcoming vacancies are able to suit variety of tenants including light industrial, retail and office.



Leasing & Building Details

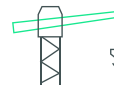
Available Area	Phase 2: Bays starting at 1,769 SF up to 18,000 SF - max contiguous <i>Coming Spring 2024</i>
Lease Rates	Phase 2: \$15.00 - 17.00 / SF
Operating Costs (2023)	\$6.50 per SF / annum (includes utilities)
Legal Description	Plan 982 6354; Block 1; Lot 21
Zoning	IB - Business Industrial
Loading	(1) 8' x 8' shared dock (1) 8' x 8' grade door
Ceiling Height	17'10" clear
Lighting	T5H0 fluorescent
HVAC	Rooftop unit
Parking Ratio	3.5 stalls per 1,000 SF
Parking Rate	No charge surface parking



Warehouse available



Flexible bay sizes



Quality construction



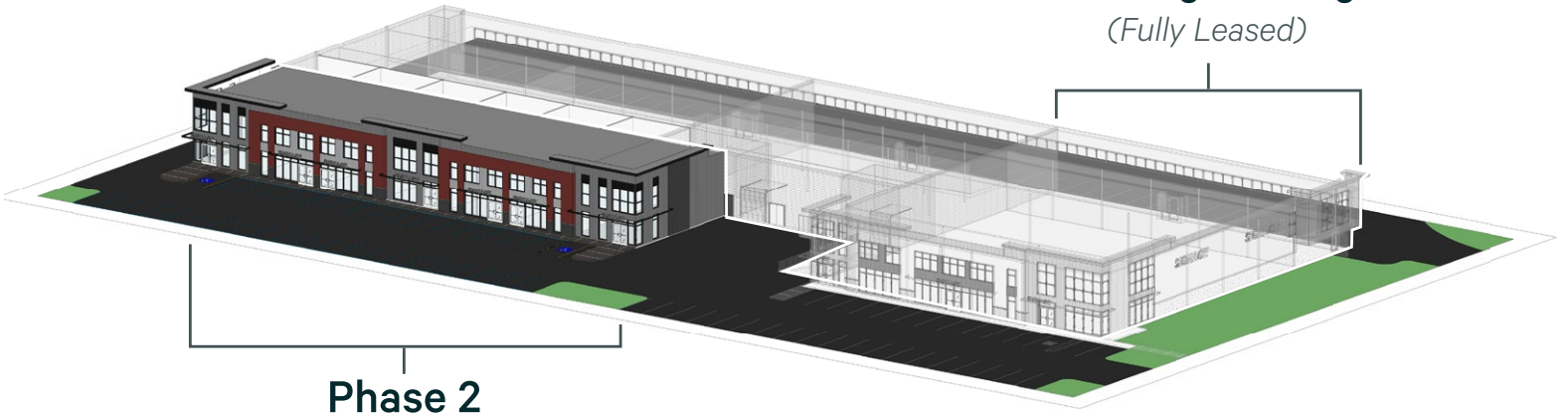
Large windows



High ceilings

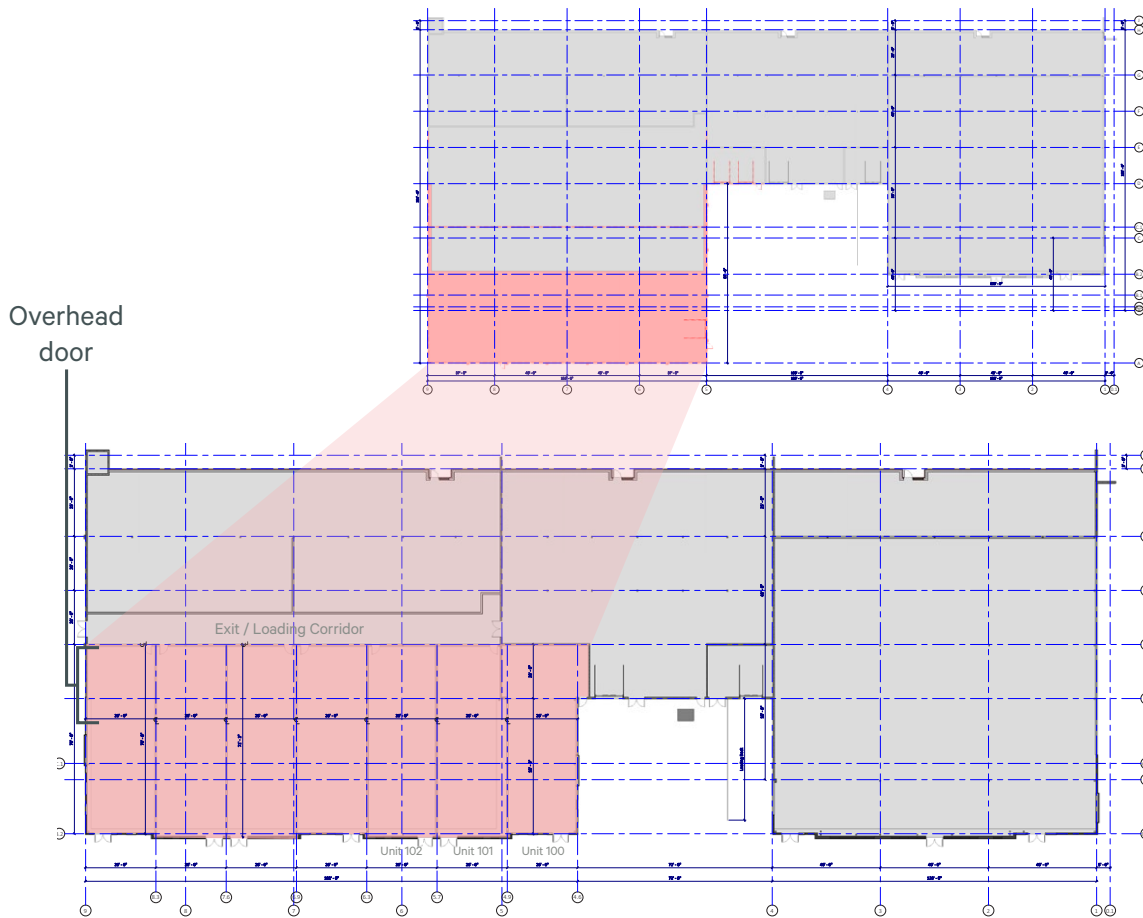
Existing Building

(Fully Leased)

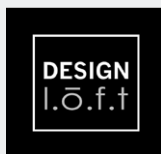


Phase 2

(Spring 2024)



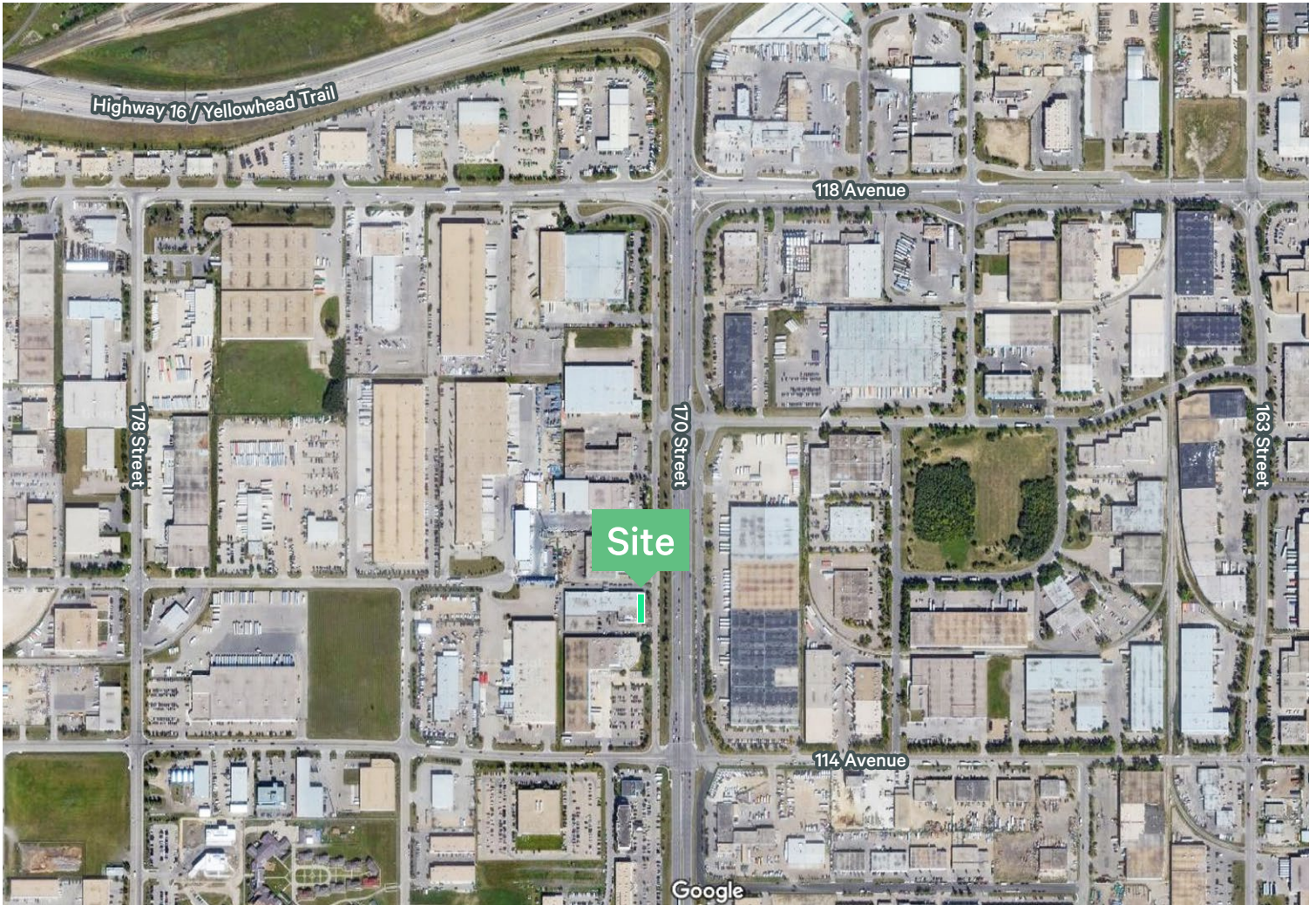
CURRENT TENANT PROFILE:



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For Lease



Contact Us

Sarah Henderson

Senior Associate
+1 780 917 4636
sarah.henderson@cbre.com

Jeremy Deeks

Vice President
+1 780 229 4651
jeremy.deeks@cbre.com

Ryan O'Shaughnessy

Senior Associate
+1 780 229 4686
ryan.oshaughnessy@cbre.com

Matteo Marocco

Sales Representative
+1 780 229 4691
matteo.marocco@cbre.com

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