

**FOR LEASE**

# Showcase Industrial

11420 170 Street, Edmonton, AB



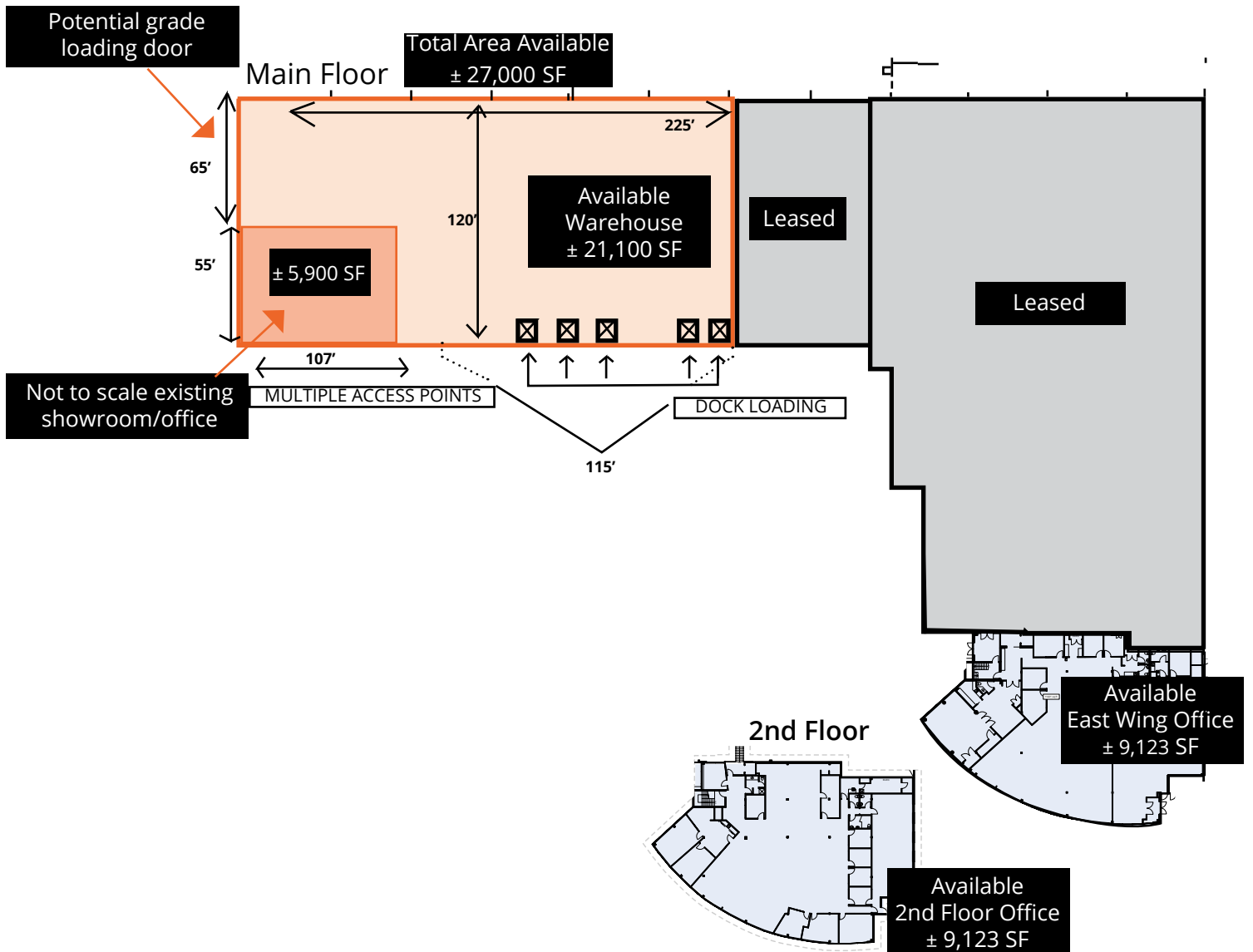
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**AVISON  
YOUNG**



**Warehouse**

Total Building Area:	+/- 98,000 SF
Available Warehouse & Showroom:	+/- 27,000 SF
Loading	5 dock level doors
Ceiling Height	Clear Height to Truss 24' 7" Clear Height to Deck 26' 4"
Zoning	IB - Industrial Business
Operating Costs	\$5.06 PSF (excl. utilities, waste and janitorial)
Lease Rate	<b>\$8.50 PSF</b>
Sprinklers:	Yes
Power:	TBD



**Up to 21,100 sf**

Warehouse with 5 loading docks



**Up to 5,900 sf**

Flex/Showroom/Office available



**Abundant Parking**



**Outstanding Exposure**

to 170 Street 39,200 cars per day



Potential rendering\*

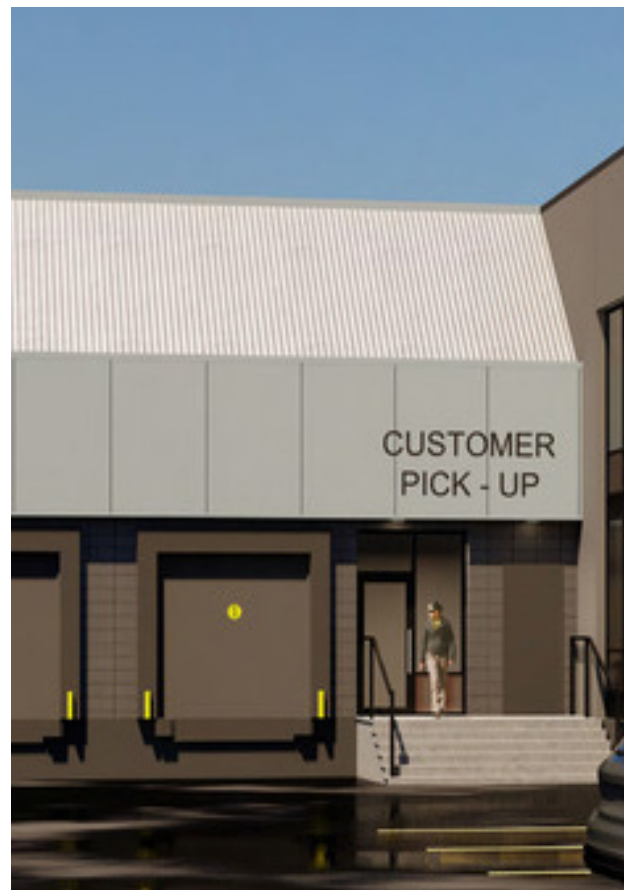
## Showcase Industrial

- Conveniently located along 170 Street with access to major road ways such as Yellowhead Trail & Anthony Henday
- Immediate area is home to industrial, warehouse, office, and retail businesses that offer a positive 'like-minded' user draw for future tenants
- Close proximity to many amenities including: restaurants, coffee shops, convenience stores, hotels, auto dealers, and West Edmonton Mall



### Drive times

Downtown Edmonton	20 minutes
Yellowhead Trail	6 minutes
Anthony Henday	13 minutes
Edmonton International Airport	30 minutes
CN Edmonton Intermodal Terminal	8 minutes
CP Edmonton Intermodal Terminal	21 minutes



Potential rendering\*

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