

FOR LEASE

Showcase Industrial

11420 170 Street, Edmonton, AB



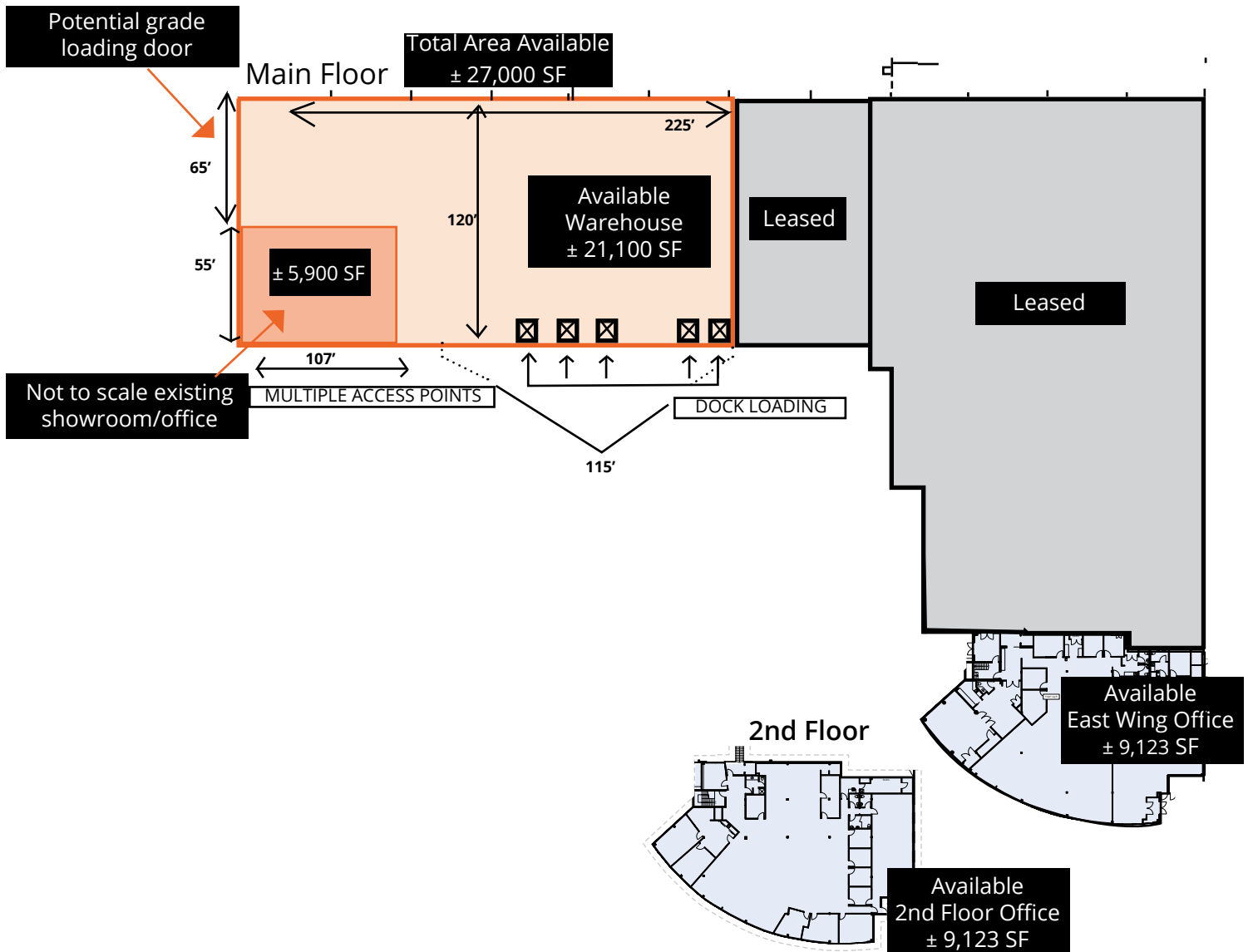
Rob Iwaschuk
Principal
+1 780.907.0554
rob.iwaschuk@avisonyoung.com

Thomas Ashcroft
Principal | SIOR
+1 780.990.5364
thomas.ashcroft@avisonyoung.com

Karnie Vertz
Principal
+1 780.429.7551
karnie.vertz@avisonyoung.com

Peter Schwann
Principal
+1 780.429.7563
peter.schwann@avisonyoung.com

**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	\$8.50 PSF
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*

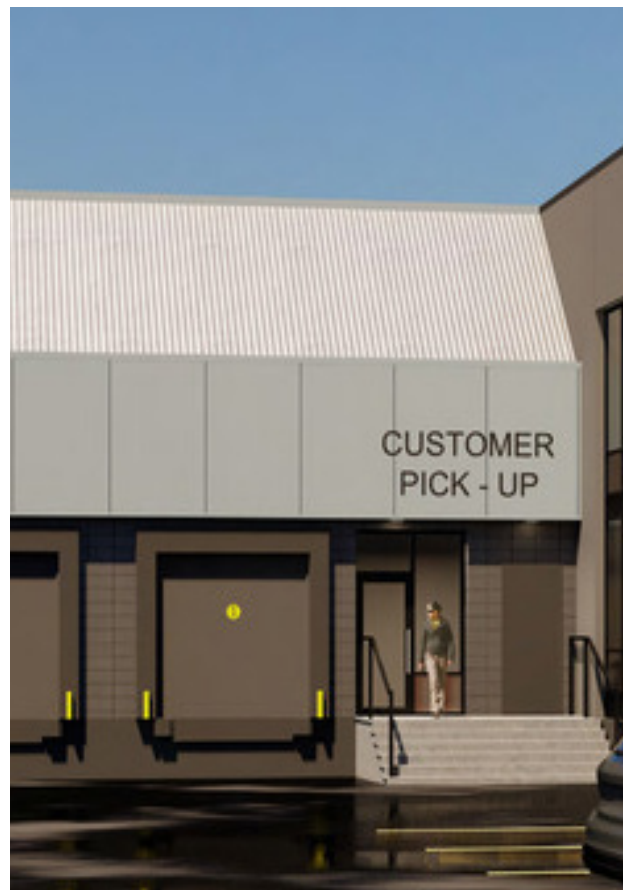
Showcase Industrial

- 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*

For Lease

Showcase Industrial | 11420 170 Street



Rob Iwaschuk
Principal
+1 780.907.0554
rob.iwaschuk@avisonyoung.com

Karnie Vertz
Principal
+1 780.429.7551
karnie.vertz@avisonyoung.com

Thomas Ashcroft
Principal | SIOR
+1 780.990.5364
thomas.ashcroft@avisonyoung.com

Peter Schwann
Principal
+1 780.429.7563
peter.schwann@avisonyoung.com

