# Showcase Industrial Office & Warehouse

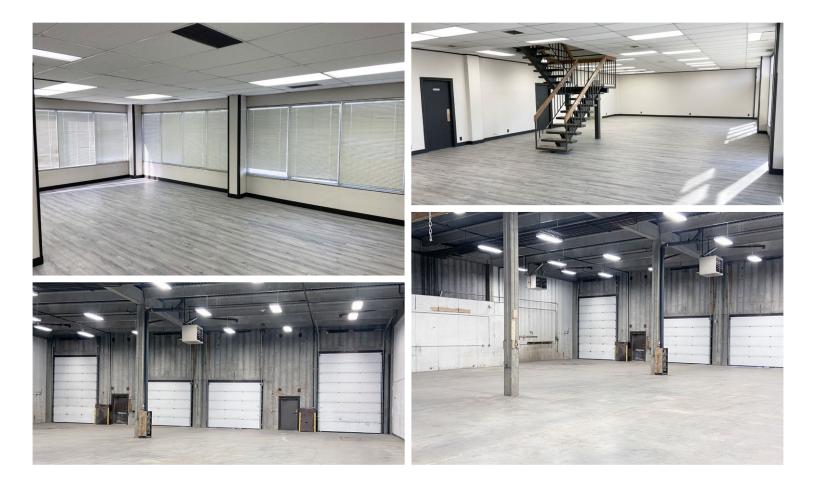
16520-32 - 111<sup>th</sup> Avenue Edmonton, Alberta www.cbre.ca

Up to 21,081 SF Available - Corner Unit



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16520-32 - 111<sup>th</sup> Avenue | Edmonton, Alberta



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The subject property has an excellent northwest Edmonton location providing easy access to 111<sup>th</sup> Avenue, Mayfield Road, 170<sup>th</sup> 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.

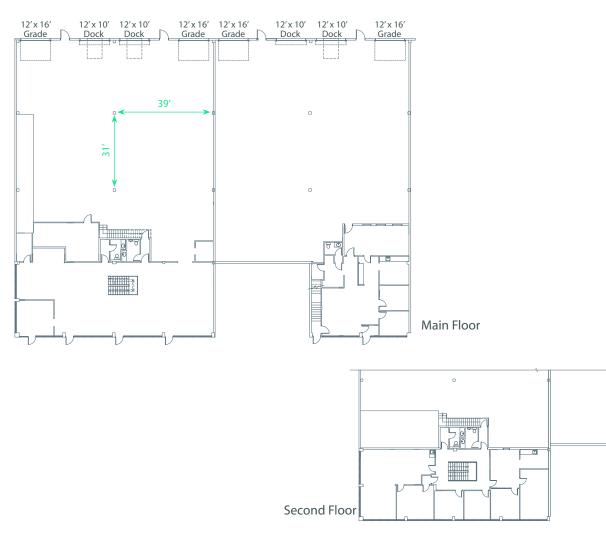
## For Lease

Legal Address	Plan 8821409; Block 1; Lot 4	
Zoning	IB - Business Industrial	
Available Area	Main Floor Office Second Floor Office Warehouse	±3,818 sq. ft. ±3,818 sq. ft. ±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 *To be confirmed	
Heating	Forced air overhead units	
Lighting	Т5НО	
Sumps	Dual compartment sumps	
Op Costs (2024)	\$6.21 per sq. ft. / annum	
Lease Rate	\$11.00 per sq. ft. / annum	
Available	Immediately	

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## Floor Plan



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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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