

Showcase Industrial Warehouse

11260 - 163rd Street
Edmonton, Alberta
www.cbre.ca

20,500 SF with Dock & Grade Loading



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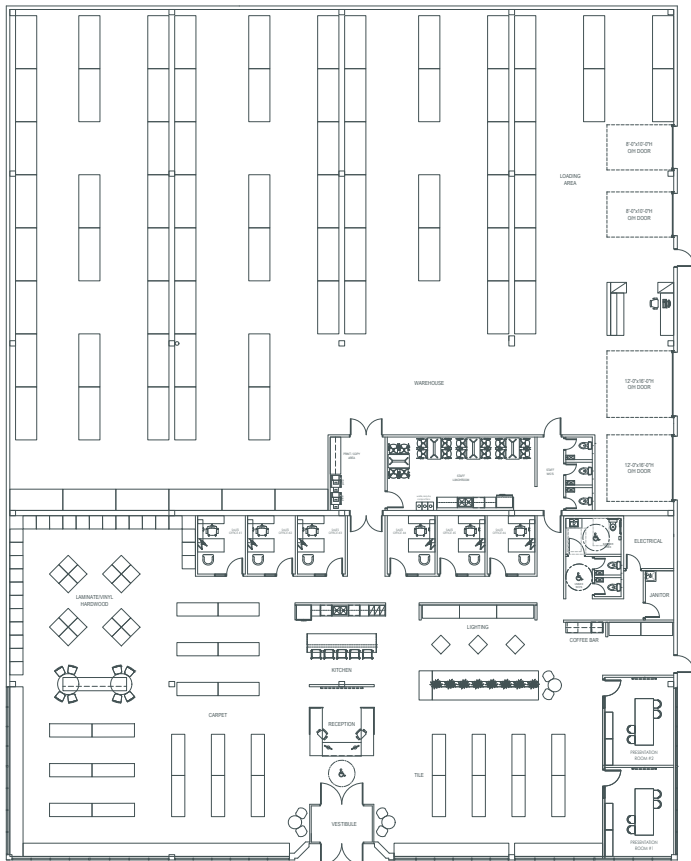
The subject property has an excellent northwest Edmonton location providing easy access to 111th Avenue, Mayfield Road, 170th Street, and Anthony Henday Drive. The building features a combination of dock and oversized grade level loading and a fenced yard. Generous onsite parking at the front of the building, including four rows of scramble parking. The building is suitable for a wide variety of uses including home improvement showrooms and pickleball facilities.

Legal Address	Plan 8821409; Block 1; Lot 2
Zoning	BE - Business Employment
Available Area	20,500 sq. ft.
Dock Loading	(2) 8' x 10'
Grade Loading	(2) 12' x 16'
Construction	Concrete panel
Column Spacing	30' 11" to 32' 10"
Ceiling Height	21' clear
Power	120/208 volts, 400 amp, 3-phase <i>*To be confirmed</i>

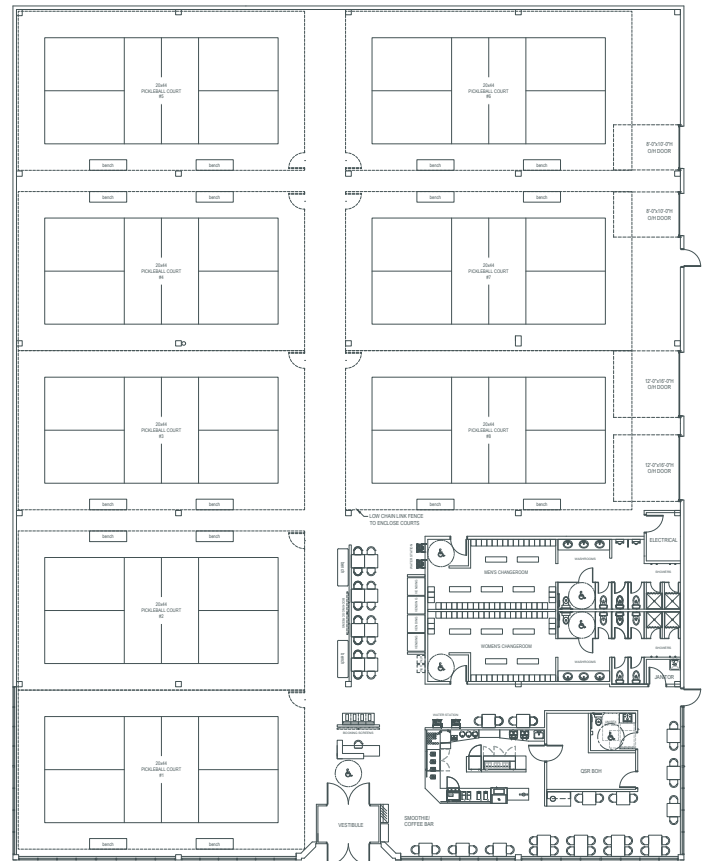
Heating	Roof mounted forced air HVAC
Lighting	To be upgraded to LED
Sprinklers	No
Yard	Fenced yard compound
Parking	Ample scramble parking
Op Costs (2025)	\$6.84 per sq. ft. / annum
Lease Rate	Starting at \$10.00 per sq. ft. / annum
Available	Immediately

Potential Space Use Plans

Home Improvement Showroom



Pickleball Facility





Contact Us

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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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