

LEASE

CITY WEST BUSINESS PARK BUILDINGS A, B & C

11252 184 Street NW **(LEASED)**

11244-11248 184 Street NW **(PENDING)**

11203-11207 186 Street NW **(AVAILABLE)**

18528 111 Avenue NW **(LEASED)**

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CITY WEST BUSINESS PARK

PROPERTY HIGHLIGHTS

City West Business Park is centrally located in the heart of Edmonton's Northwest industrial area with excellent frontage to both 111th Avenue and 184th Street. As well as offering a mix of both dock and grade loading, this park keeps accessibility and flexibility in mind.



Dock and grade loading



Exposure to 111th Avenue and 184th Street



Excellent access to Yellowhead Trail & Anthony Henday



Ample parking

UNIT 11203-11207

Building B
24,281 SF
Available Immediately

UNIT 11244-11248

Building A (PENDING)
22,080 SF
Available Immediately



UNIT 18528 (LEASED)

Building C
6,928 SF

UNIT 11252 (LEASED)

Building A
8,043 SF

BUILDING A UNIT 11248



MUNICIPAL ADDRESS
11244-11248 184 Street NW,
Edmonton AB



ZONING
IM - Medium Industrial



AVAILABLE SIZE
22,080 SF



POWER
200Amps 120/480 Volt, 3 phase



LOADING DOORS
(5) Dock 8'x10' &
(1) Ramped Grade 8'x10'



LIGHTING
LED to be installed



MAKE UP AIR SYSTEM
6000 CFM, 7.5 hp exhaust only



TRAILER PARKING
Yes



CLEAR HEIGHT
28' Clear



LEASE RATE
\$9.75 per SF



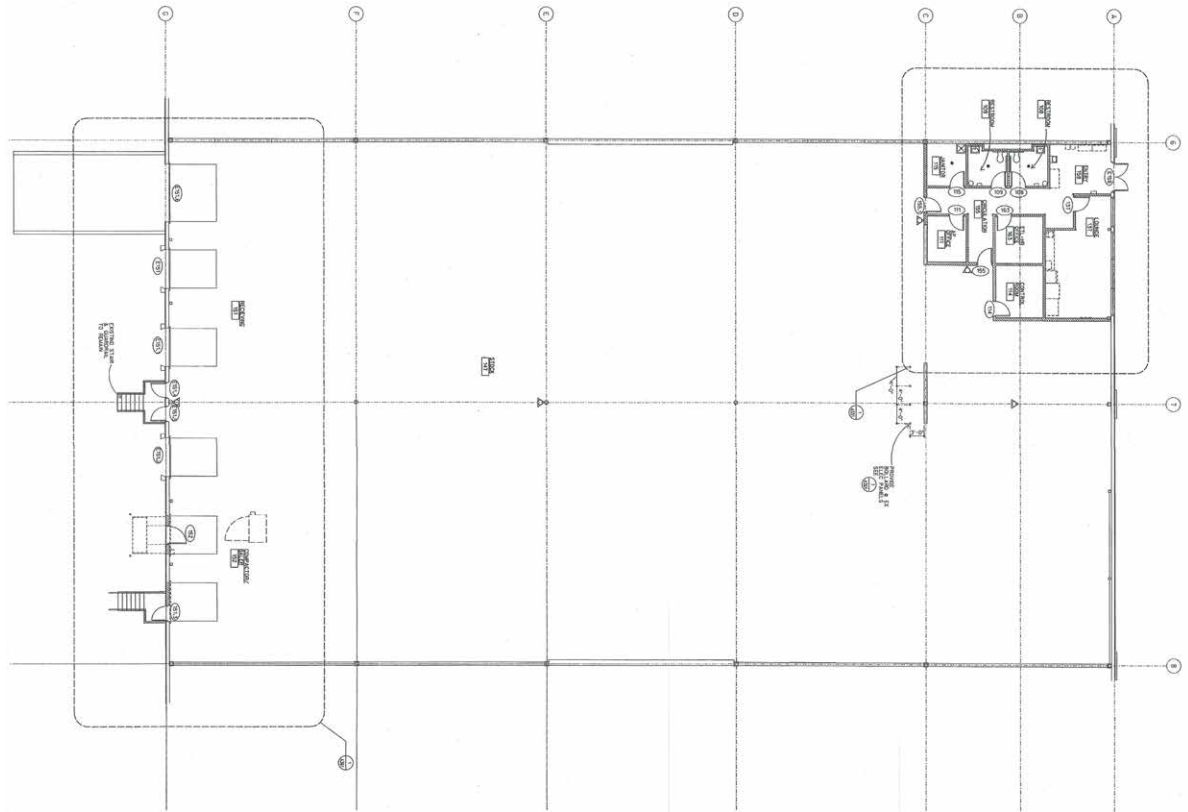
OPERATING COSTS (2025)
CAM: \$2.94 per SF
Tax: \$3.65 per SF

Total \$6.59 per SF
Including Management Fee

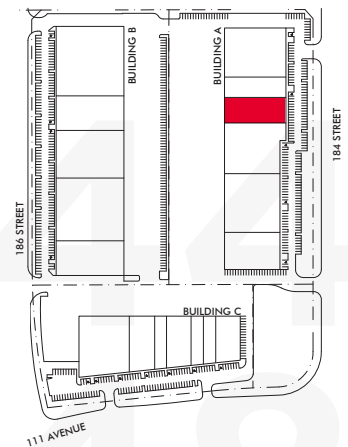


AVAILABILITY
Immediately

FLOOR PLAN

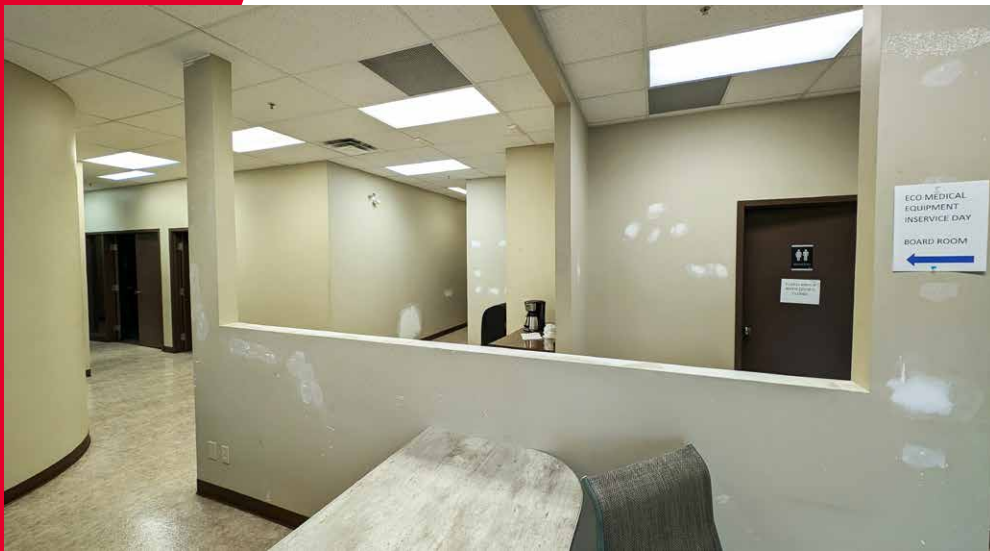


PARK PLAN



PENDING

BUILDING A PROPERTY PHOTOS



**BUILDING B
PROPERTY
PHOTOS**



DEMOGRAPHICS



POPULATION

3KM 5KM
3,509 71,001



VEHICLES PER DAY

18,200 on 184 Street
8,500 on 111 Avenue



AVERAGE INCOME

3KM 5KM
\$113,416 \$120,183



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