

FOR LEASE

114 AVENUE BUILDING

**11311 166A Street NW
Edmonton, AB**

17,740 SF

MULTIPLE DOCK DOORS

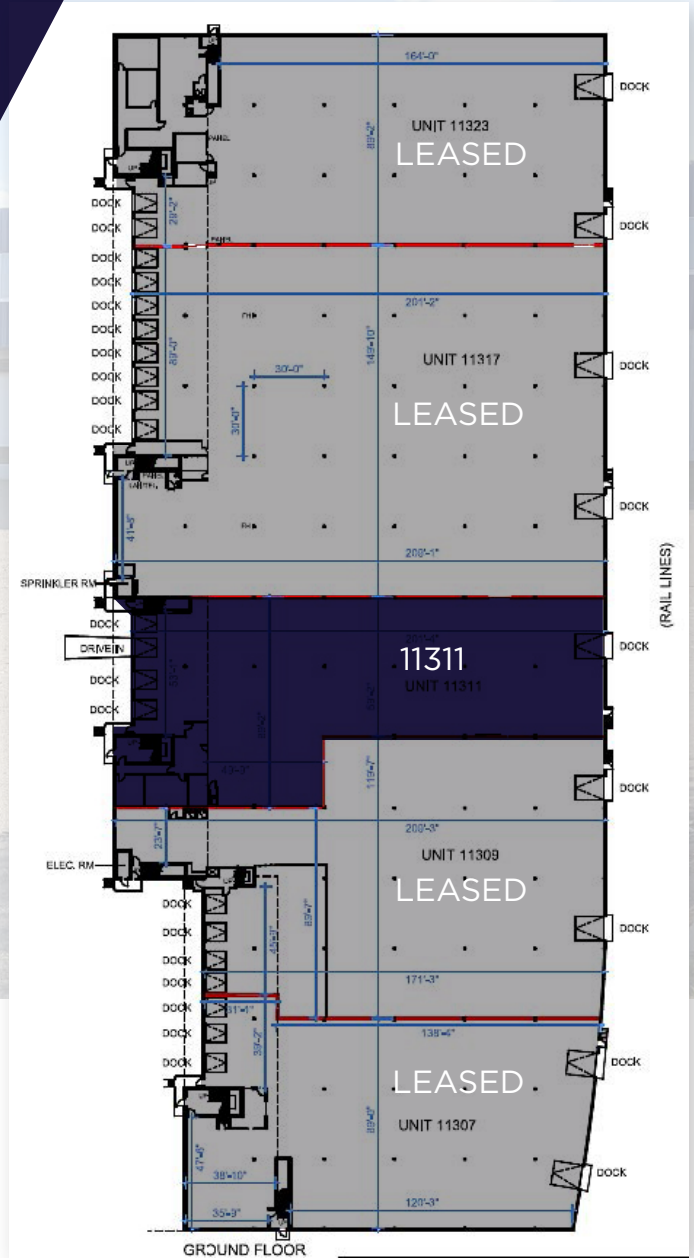
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PROPERTY HIGHLIGHTS

- (4) Dock, (1) with Steel Ramp
- LED lighting throughout
- Ventilation for charger in warehouse
- Concrete storage mezzanine
- Close proximity to 170th Street, 111th Avenue, 118th Avenue, & Yellowhead Trail
- Ready for possession September 2026



PROPERTY DETAILS

NEIGHBORHOOD
West Sheffield Industrial

ZONING
IM - Medium Industrial

CEILING HEIGHT
22' Clear

POWER
To be Verified

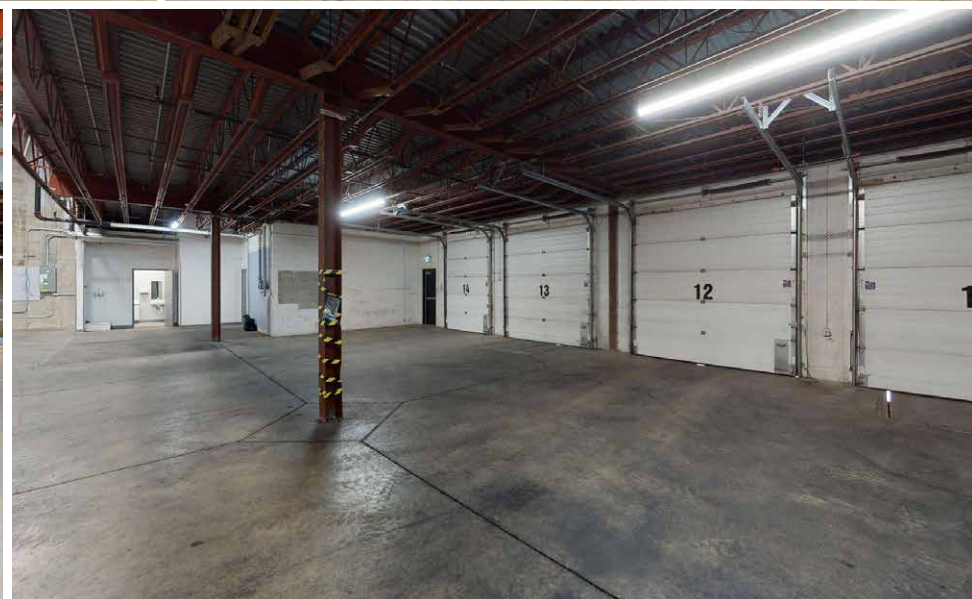
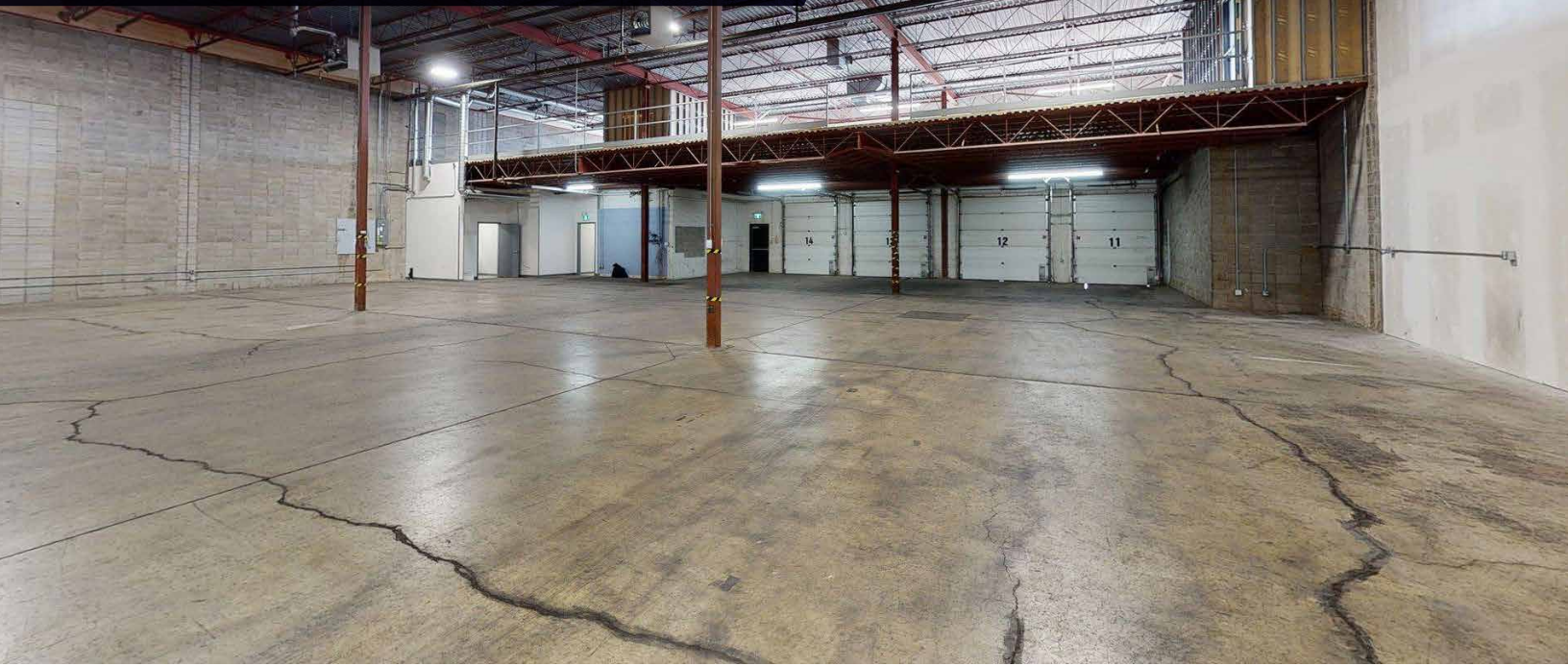
LEASE RATE
\$10.00 per SF

ADDITIONAL RENT
Operating Costs: \$2.25 per SF
Property Taxes: \$2.85 per SF
Plus 4% of Gross Management Fee

AVAILABILITY
September 1, 2026

| Unit | Available size & loading | | | Loading Doors |
|------------|--------------------------|-----------|-----------|-------------------------------|
| | Main Floor | Mezzanine | Total | |
| Unit 11311 | 14,405 SF | 3,335 SF | 17,740 SF | (4) Dock, (1) with Steel Ramp |

PROPERTY PHOTOS



LOCATION OVERVIEW



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