

FOR LEASE

114 AVENUE BUILDING

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

17,740 SF

MULTIPLE DOCK DOORS

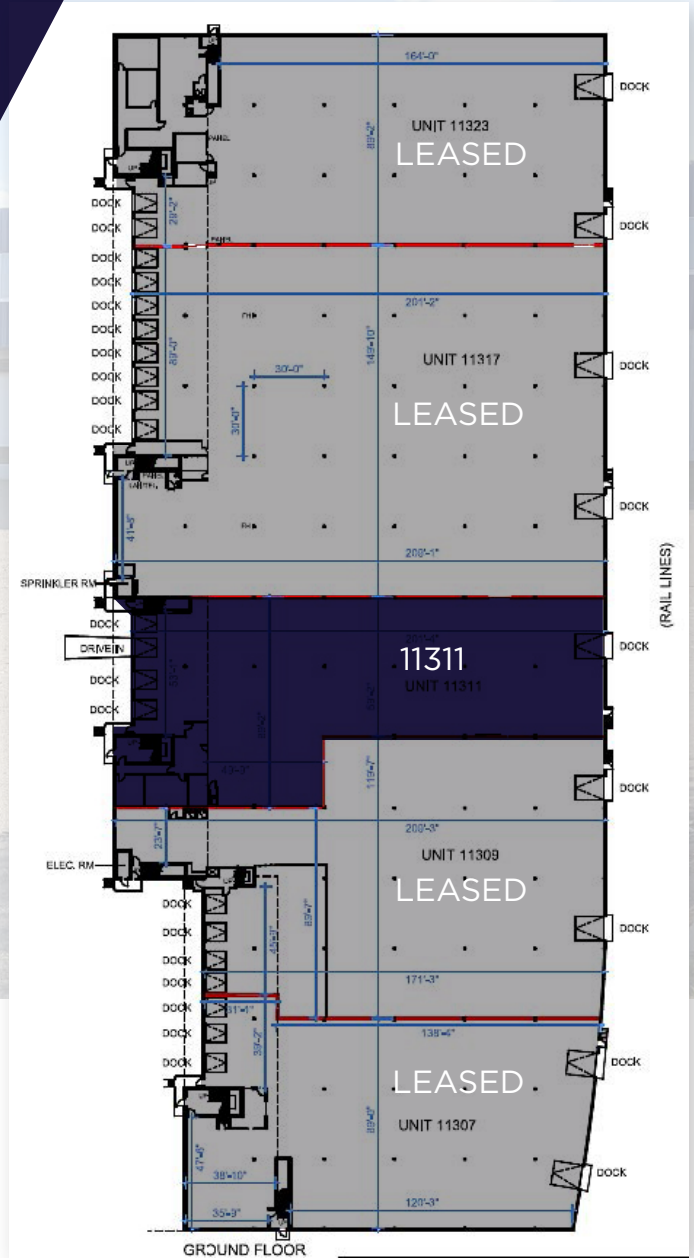
Burke Smith
Partner
780 935 9151
burke.smith@cwedm.com

Andy Horvath
Partner
780 908 3353
andy.horvath@cwedm.com

Nicole Stewart
Team Coordinator
780 702 9472
nicole.pozer@cwedm.com

PROPERTY HIGHLIGHTS

- (3) Dock and (1) Ramped Grade loading doors
- 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

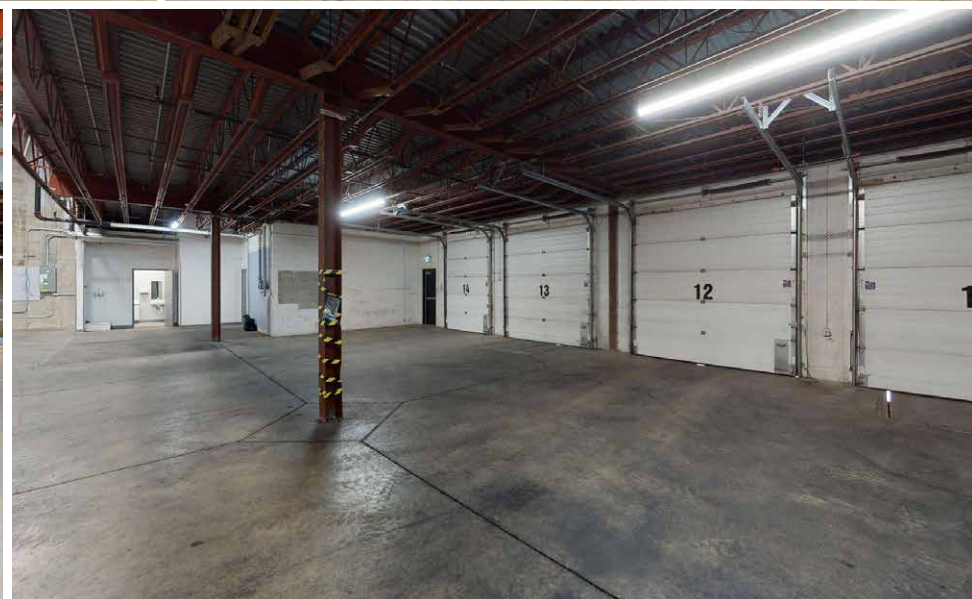
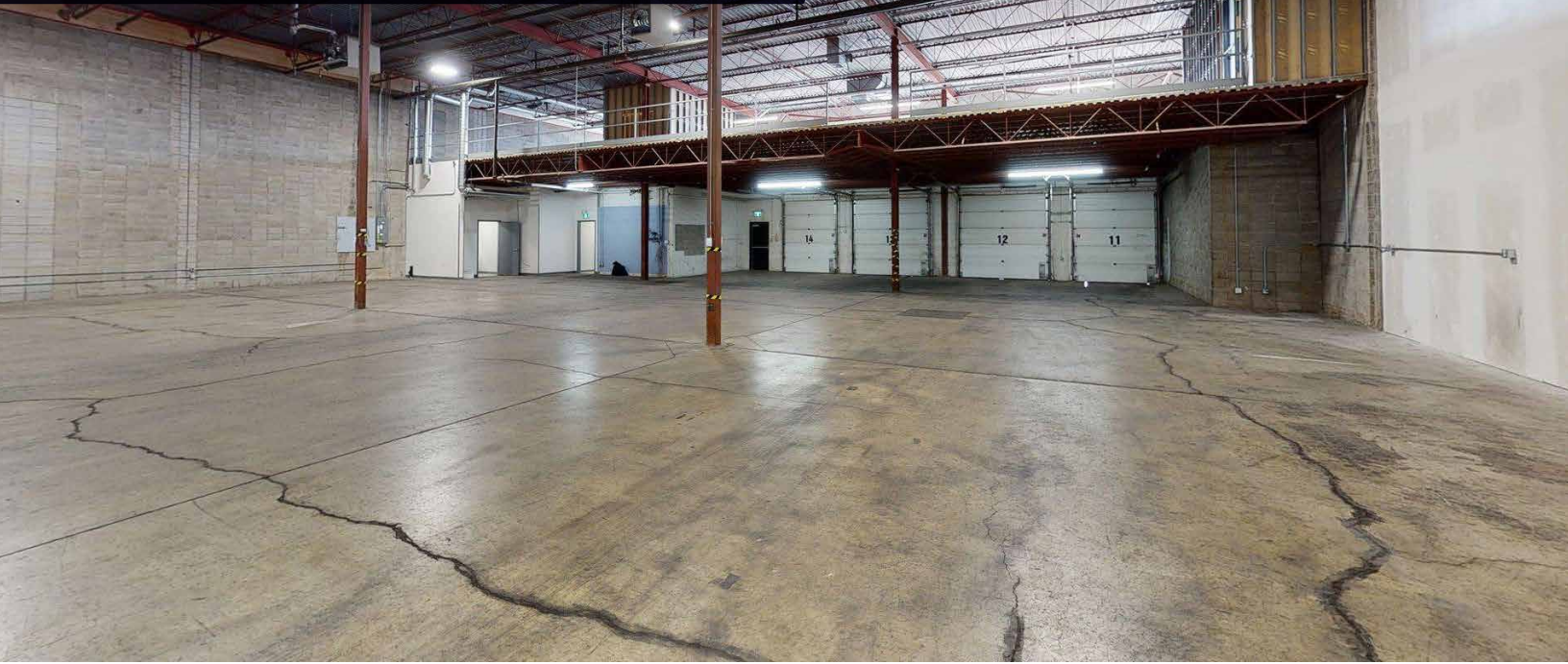
LEASE RATE
\$10.00 per SF

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

PROPERTY PHOTOS



LOCATION OVERVIEW



 **CUSHMAN & WAKEFIELD**
Edmonton

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