

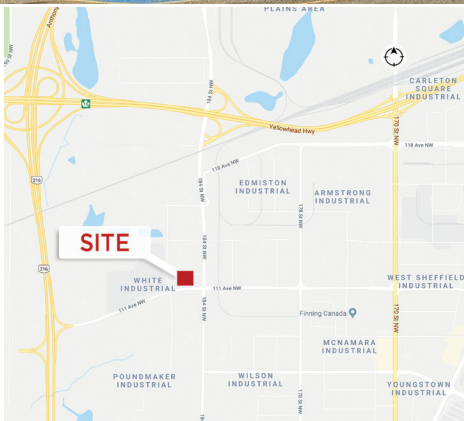
FOR LEASE CITY WEST BUILDING C - BAY 4

18516 111 AVENUE NW,
EDMONTON, AB

6,506 SF DOCK LOADING BAY



CUSHMAN & WAKEFIELD
Edmonton



Property Highlights

- Ample parking on site
- Space includes office, showroom with exposure, kitchenette and warehouse
- Excellent access to Anthony Henday Drive and Yellowhead Trail
- 1 Dock Loading door with leveller
- 1 Dock Loading door with ramp to grade

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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May 28, 2026.

Andy Horvath
Partner
780 917 8338
andy.horvath@cwedm.com

Burke Smith
Partner
780 917 8344
burke.smith@cwedm.com

Keith Boer
Associate
587 990 8557
keith.boer@cwedm.com

FOR LEASE

CITY WEST BUILDING C - BAY 4

PROPERTY DETAILS

Zoning:

BE - Business Employment

Neighbourhood:

White Industrial

Available Size:

Unit 18516: 6,506 SF

Ceiling Height:

24' clear

Loading Doors:

(2) Dock, (1) with leveler

Power:

125 amp, 600 volt,
3 phase (TBC)

Lease Rate:

\$12.00 / SF

Operating Costs:

CAM: \$3.44

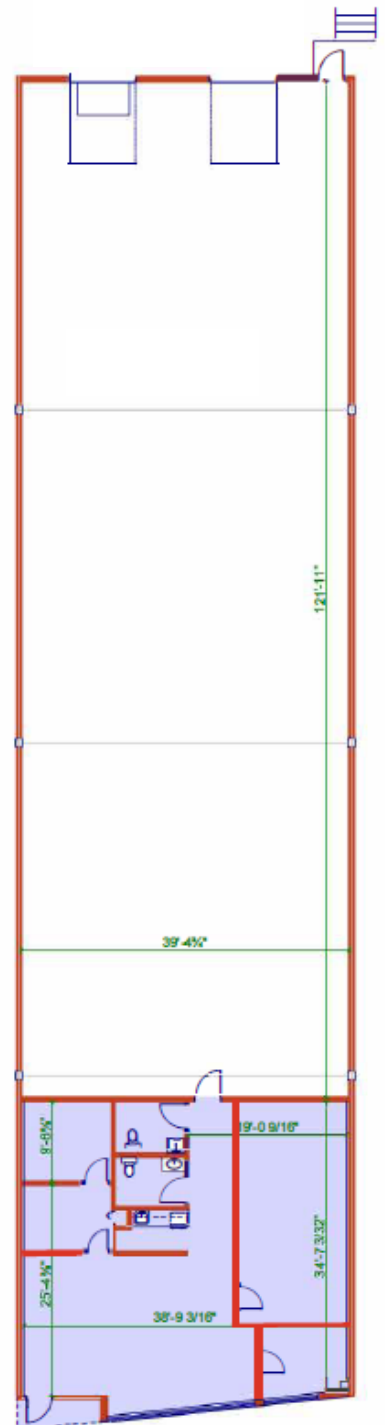
TAX: \$3.78

TOTAL: \$7.22 (Including admin fee)

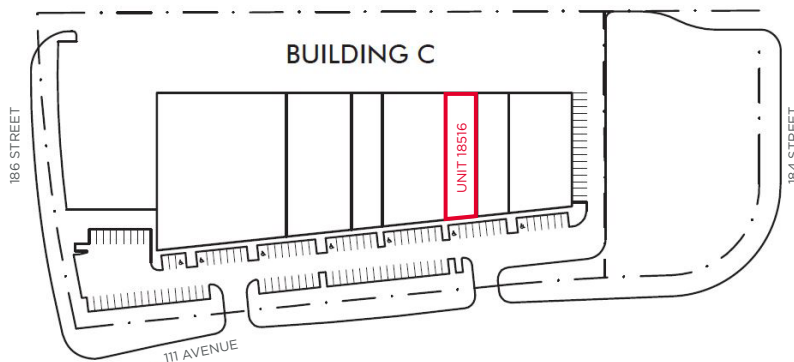
Availability:

March 1, 2027

Floor Plan 18516



Site Plan



Property Photos

