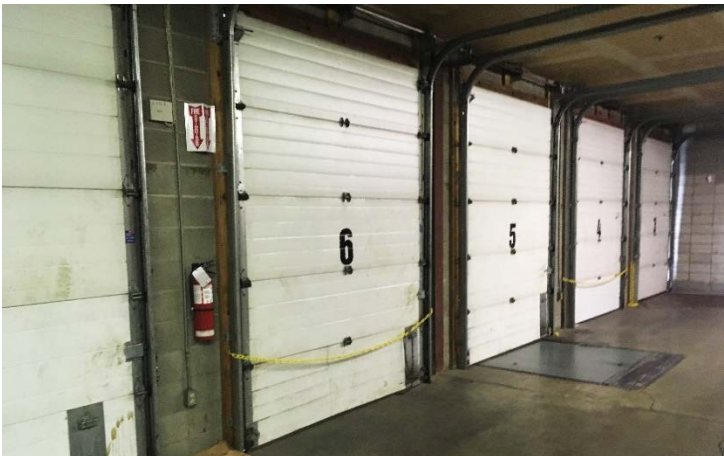




Property Features

- Cost competitive option in the Northwest warehouse market
- High dock door count per square foot
- Close proximity to 170th Street, 111th Avenue, 118th Avenue and Yellowhead Trail
- Potential yard area available



Scheduled Renovations

- New paint, walls and carpet for all Office build-outs
- Window replacements
- New warehouse ceiling fans
- Renovated exterior
- New Roof
- HVAC replacement

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

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

Chad Edwards
Associate
780 702 8072
chad.edwards@cwedm.com

Nicholas Farnden
Associate
780 701 3292
nicholas.farnden@cwedm.com

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

Building Features

Municipal Address	11307-11329 166A Street NW, Edmonton, Alberta				
Site Size	4.67 Acres				
Available Size & Loading	Unit	Main Floor	2 nd Floor	Total	Loading Doors
	Unit 11311	14,405 sq. ft.	3,335 sq. ft.	17,740 sq. ft.	(4) Dock & (1) Rail
	Unit 11317	30,721 sq. ft.	4,956 sq. ft.	35,677 sq. ft.	(8) Dock & (2) Rail
	Unit 11323	18,226 sq. ft.	2,323 sq. ft.	20,549 sq. ft.	(2) Dock & (2) Rail
	Total Units	63,352 sq. ft.	10,614 sq. ft.	73,966 sq. ft.	(14) Dock (5) Rail
Zoning	IM - Medium Industrial				
Ceiling Height	22' Clear				
Power Service	To be Verified per Unit				
Lease Rate	\$5.75 per sq. ft.				
Operating Costs	\$4.19 per sq. ft. (2018 estimate)				
Availability	Immediately				



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

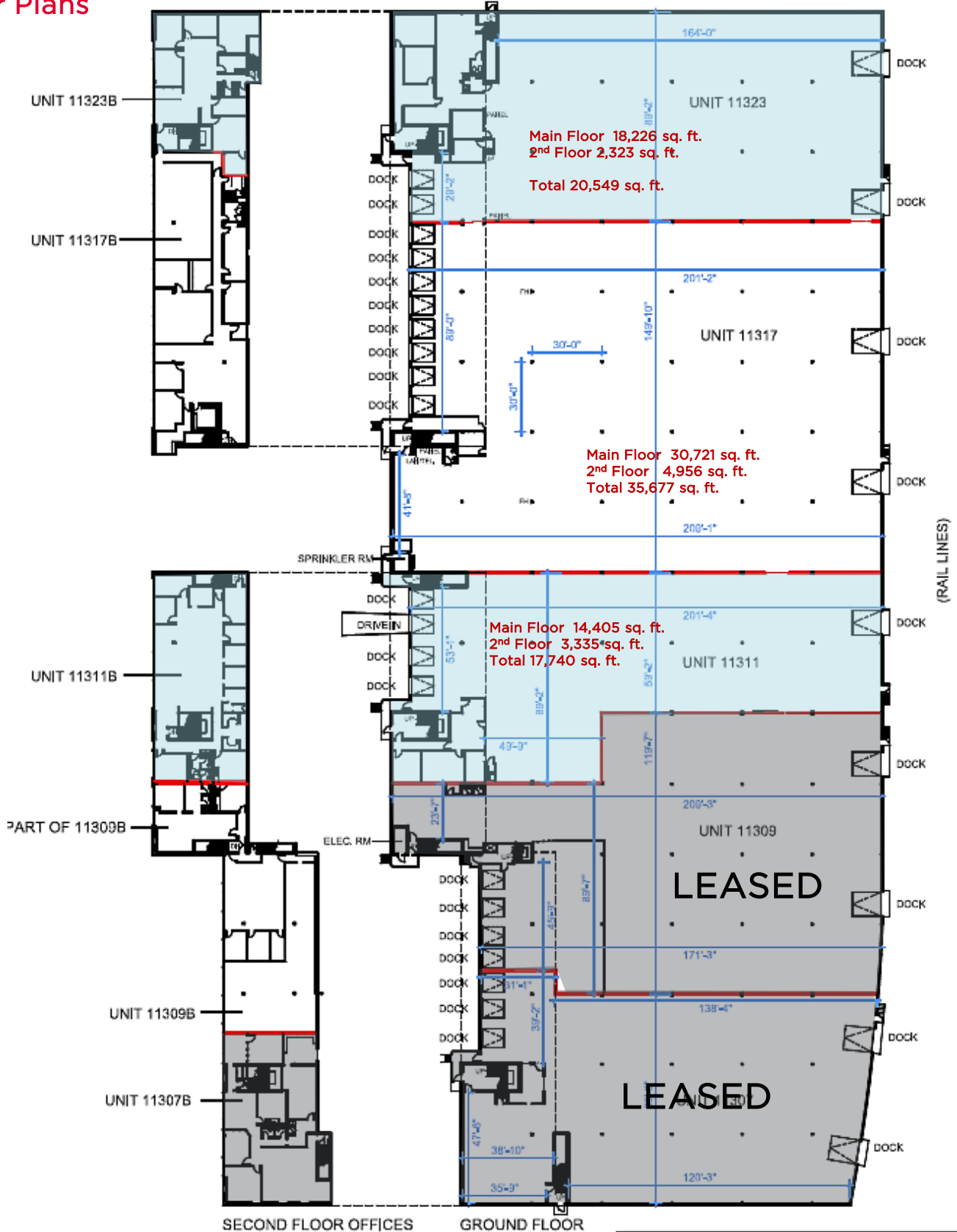
Burke Smith
Partner
780 917 8344
burke.smith@cwedm.com

Chad Edwards
Associate
780 702 8072
chad.edwards@cwedm.com

Nicholas Farnden
Associate
780 701 3292
nicholas.farnden@cwedm.com

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

Floor Plans



Aerial Map



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

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

Chad Edwards
Associate
780 702 8072
chad.edwards@cwedm.com

Nicholas Farnden
Associate
780 701 3292
nicholas.farnden@cwedm.com

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