

| ALBERTA PARK WAREHOUSE |

11445 163 STREET | EDMONTON | AB

INDUSTRIAL FOR LEASE



+/- 30,490 SF DOCK LOADING WAREHOUSE BAY AVAILABLE

- Well maintained showroom and office space with ongoing building improvements including updating the building façade and LED lighting
- Industrial Business Zoning allows for a variety of uses
- Exposure along 163 Street with close proximity to Yellowhead Highway and Anthony Henday
- Owned and managed by Dream Industrial Management Corp

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DOCK LOADING



FLEXIBLE USE



ECONOMICAL RATES

PROPERTY FEATURES

Vacancy

Unit 12A (11445 163 Street)

Available: Immediately

Unit Area: +/- 30,490 SF

Loading: Three (3) Dock Doors

Asking Rate: \$7.00 PSF

Ceiling Height: 25'10" under joist

Municipal

11425/45 163 Street

Legal

Lot 1, Block 25A, Plan 1124977

Access

114 Avenue, 163 Street

Zoning

[BE \(Business Employment\)](#)

Op Costs

\$5.50 PSF (2024 est.)

Year Built

1981

HVAC

Forced Air

Power

TBC by Tenant

Internet

Fibre available

Lighting

Upgrades ongoing

Parking

Scramble

Signage

Fascia

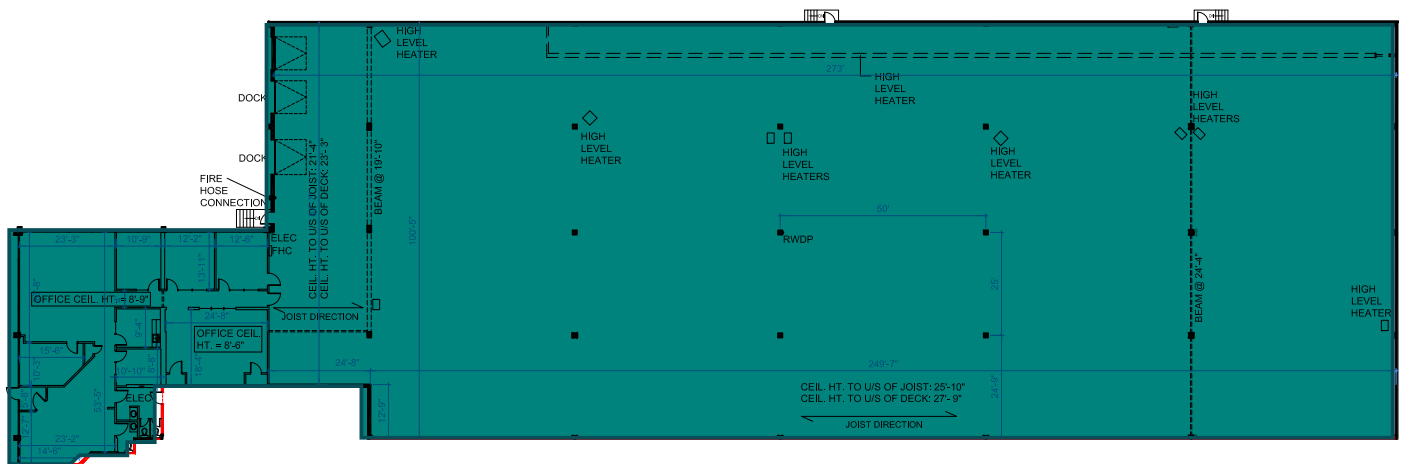
MARKET INSIGHT

Located in the heart of Alberta Park Industrial, this institutionally managed warehouse provides tenants the opportunity to lease a flexible business industrial zoned space with an open concept office area and dock loading warehouse. These economical warehouses are well maintained and are situated near major highways and arterials including Yellowhead Highway, 111th Avenue, 118th avenue, and Anthony Henday Drive.

FLOOR PLAN

UNIT 12A

+/- 30,490





OFFICE/SHOWROOM



WAREHOUSE



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