

# INDUSTRIAL FOR LEASE



## 113 AVE MULTI BAY

16684/96 113 Avenue, Edmonton, AB

### MULTIPLE GRADE LOADING BAYS FROM 2,477 SF+

- Unit 16684: Corner unit with office build-out across two floors; existing make-up air installed with Vehicle Support Permits in place
- Unit 16696: Corner unit with bonus mezzanine and small front office build-out
- Good access to major arterial roadways including 170 Street, 111 Avenue, and Yellowhead Highway
- Strong existing automotive tenant mix and flexible zoning allows for wide variety of retail/industrial uses

#### NICOLE MCKAY

Associate

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#### CAM PICKETTS

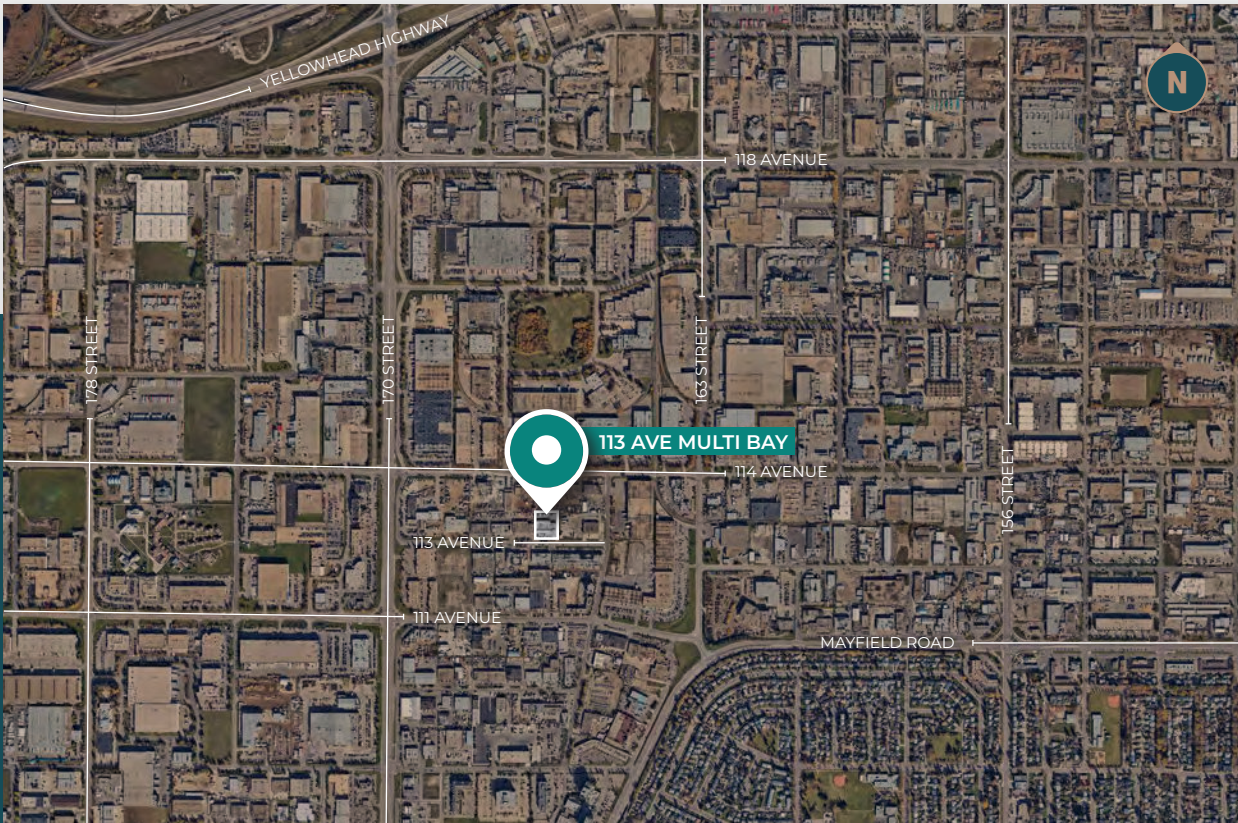
Partner I Broker

780.437.7654

[cam.picketts@omada-cre.com](mailto:cam.picketts@omada-cre.com)

# PROPERTY FEATURES

Address	16684/96 113 Ave, Edmonton, AB	Lighting	LED
Legal	Plan 2477KS, Block 2, Lot 16	Drainage	Sump
Zoning	<a href="#">Business Employment (BE)</a>	Yard Details	Fenced and graveled
Construction	Concrete block	Parking	Double row scramble
Ceiling	14'6" clear	Signage	Fascia
Loading	(1) 14' x 12' grade door per bay	Tenant Mix	Tire Bee, Decorise Inc., Xtreme Shuttle, DIY Training Center
HVAC	Warehouse: Radiant tube & forced air Office: A/C	Available	Immediately
Power	200A, 240V 1-Phase (TBC by Tenant)		



FENCED YARD



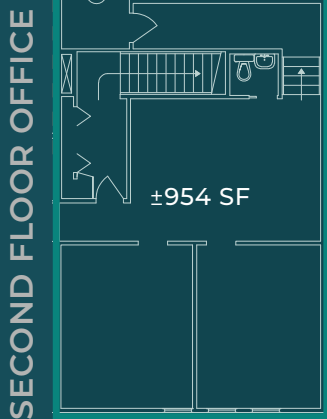
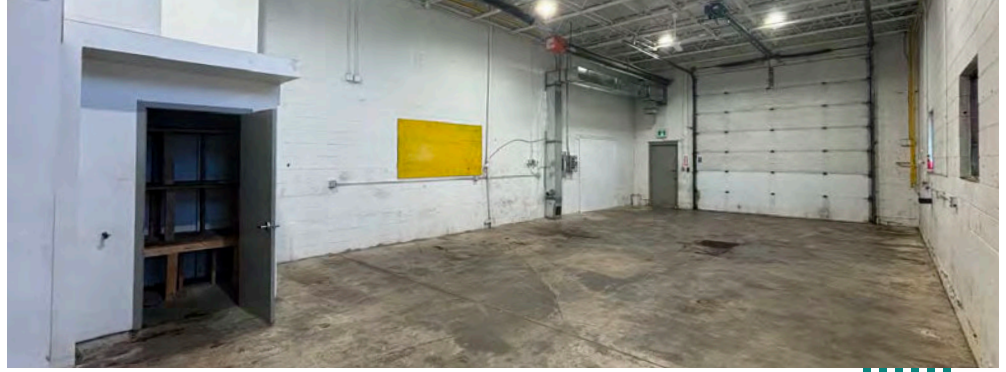
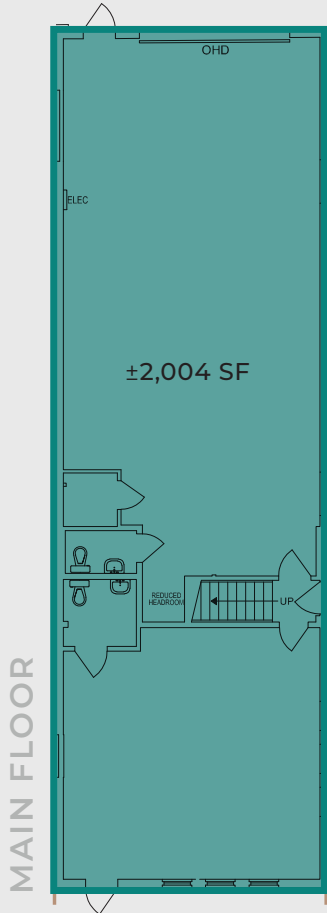
VARIOUS CONFIGURATIONS



GRADE LOADING

# UNIT 16684

PENDING



## VACANCY DETAILS

Area	Main Floor:	±2,004 SF
	Second Floor Office:	±954 SF
	Total:	±2,958 SF
Base Rent	\$9.00 PSF	
Op Costs	\$6.50 PSF (2025 est.)	
Additional Details	Make-up air unit installed with Vehicle Support Permits in place	

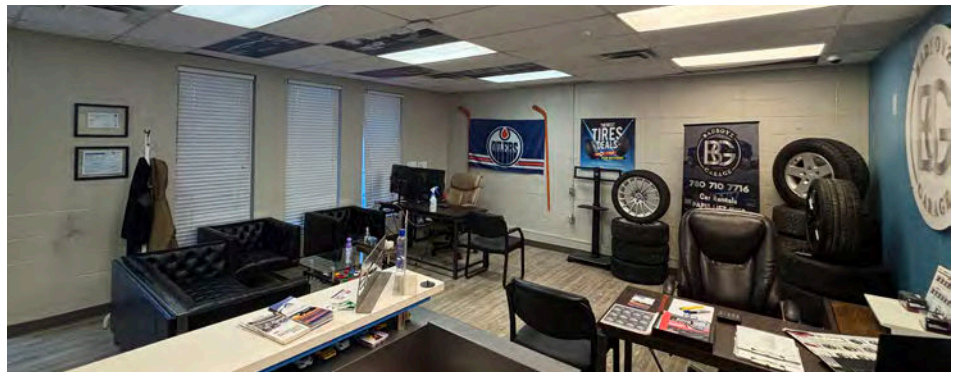
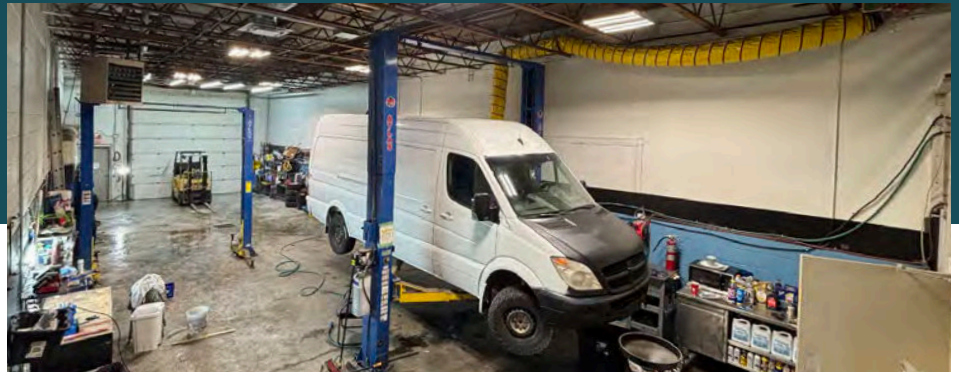
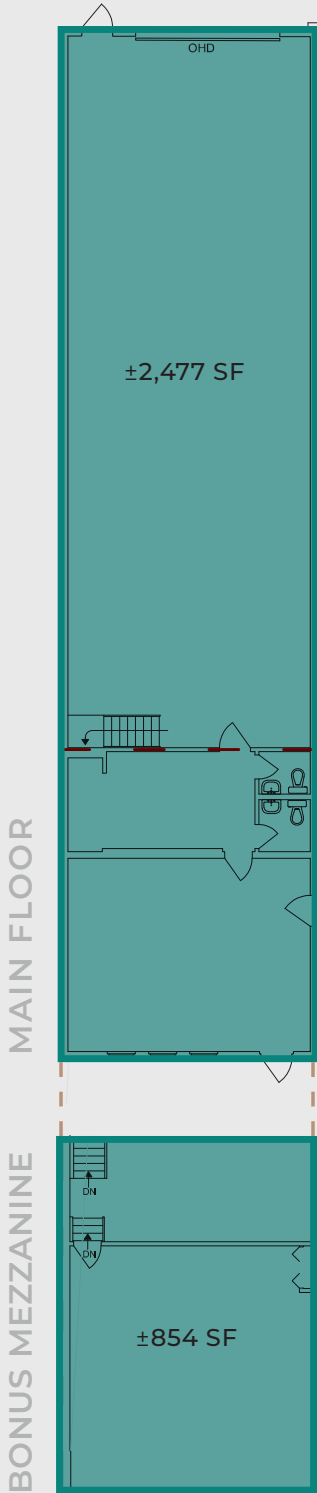
# VACANCY DETAILS

Area	Main Floor:	±2,477 SF
	Mezz (gross rent free):	±854 SF
	Total:	±3,331 SF

Base Rent \$10.00 PSF

Op Costs \$6.50 PSF (2025 est.)

Additional Details Portion of make-up air system installed, contact agent for more info



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