

FOR LEASE

114 AVENUE BUILDING

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

17,740 SF

MULTIPLE DOCK DOORS

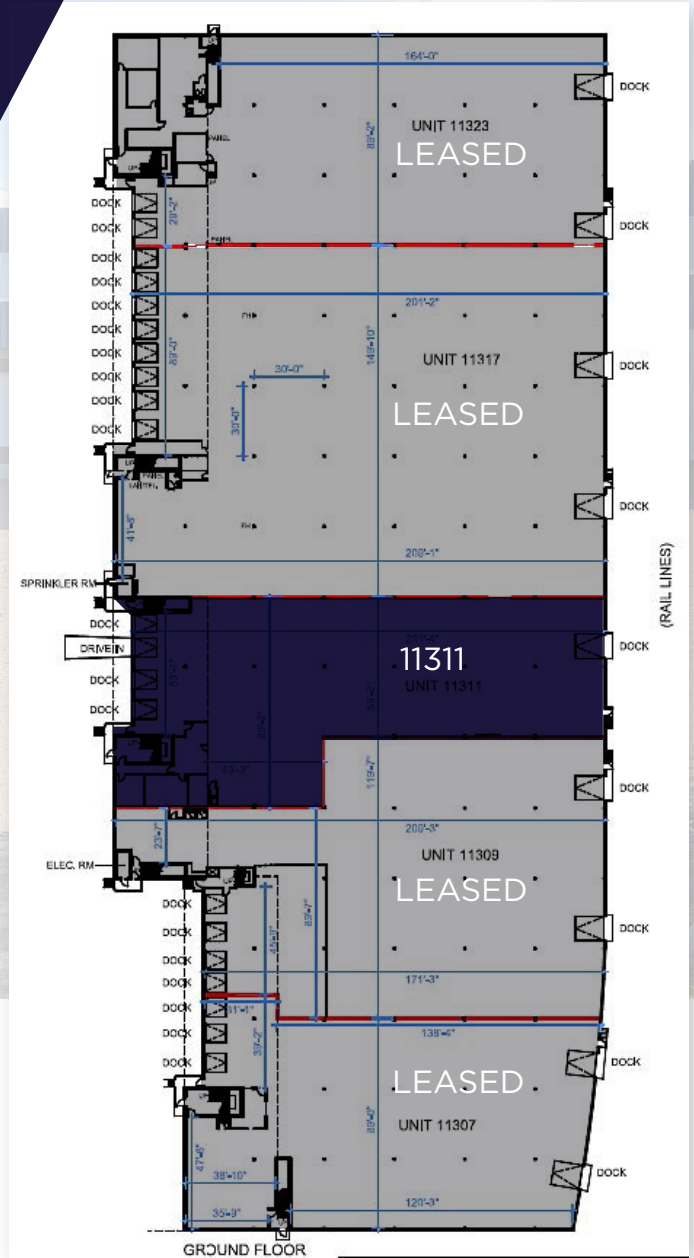
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PROPERTY HIGHLIGHTS

- (4) Dock, (1) with Steel Ramp
- 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
400 Amps, 600 Volts

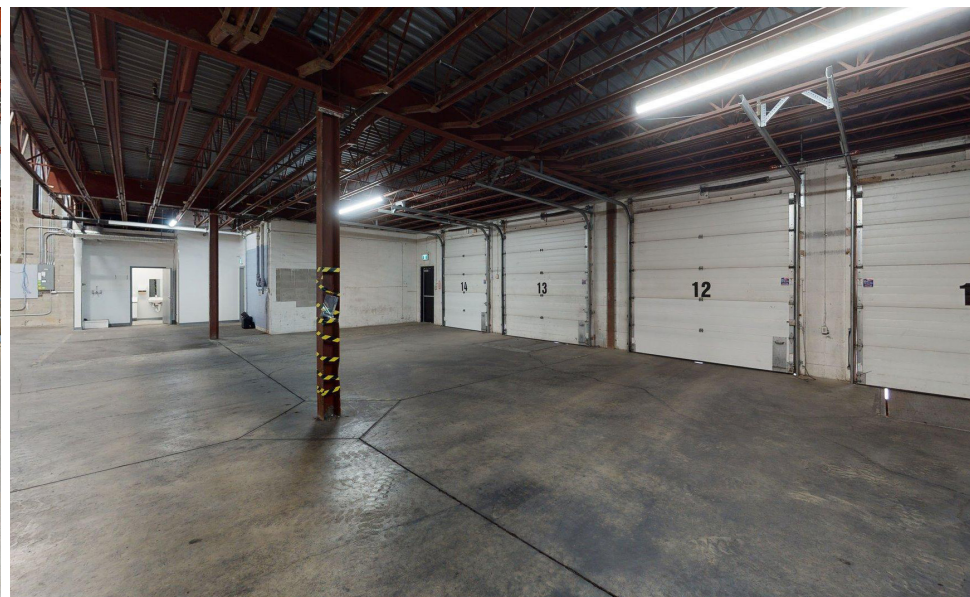
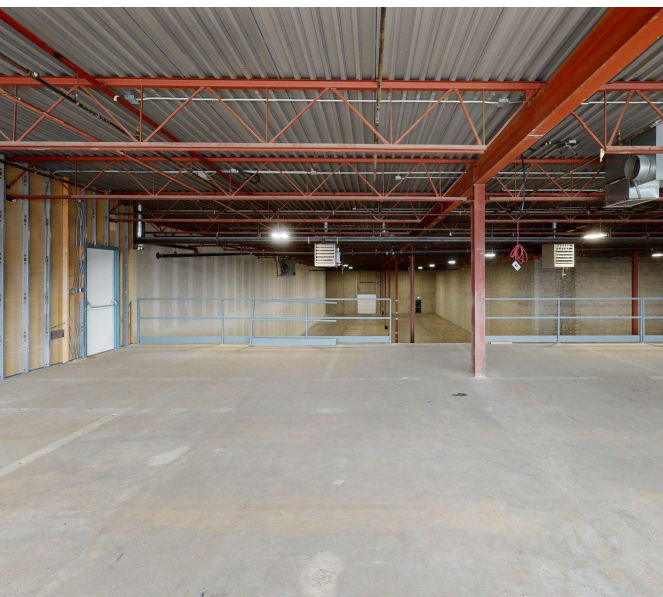
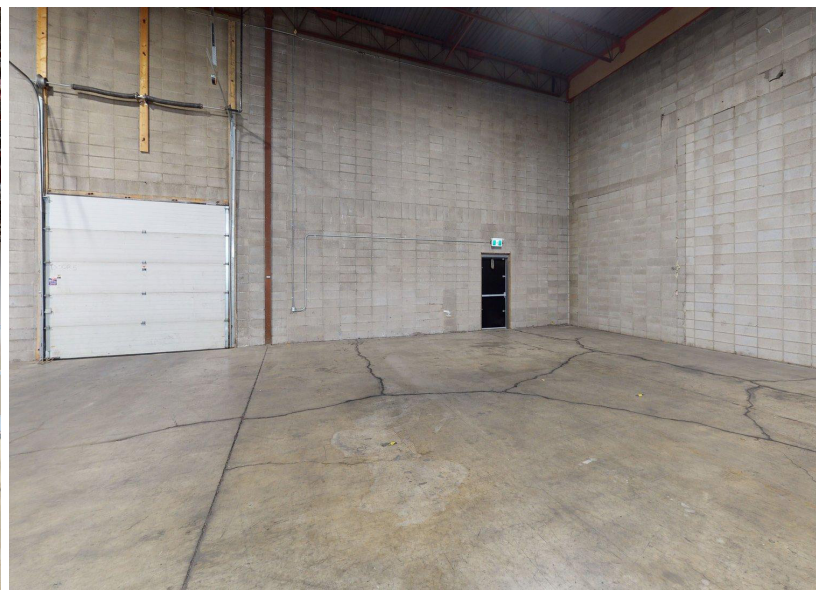
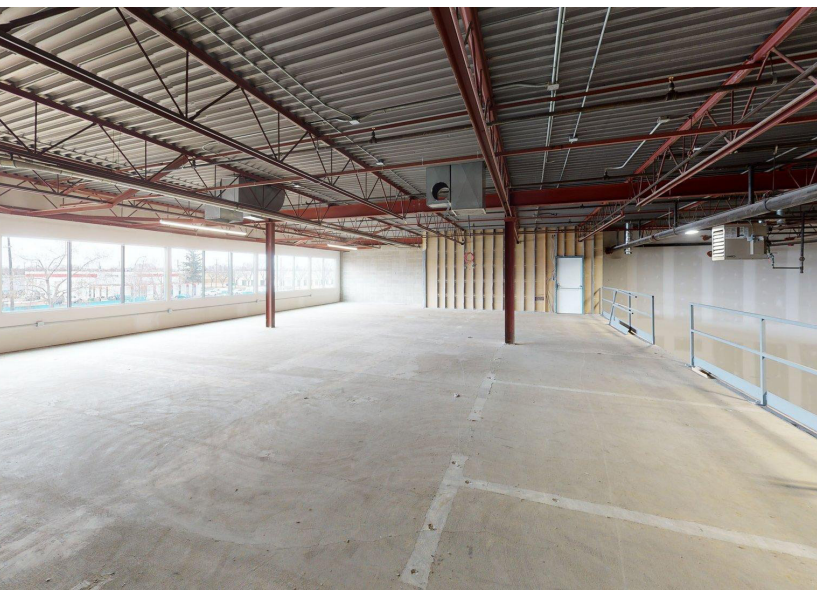
LEASE RATE
\$10.00 per SF

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, (1) with Steel Ramp

PROPERTY PHOTOS



LOCATION OVERVIEW



 **CUSHMAN & WAKEFIELD**
Edmonton

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