

FOR LEASE

Skyline Westpoint Business Park

Building III

17803 - 111 Avenue, Edmonton, AB



20,300 SF AVAILABLE

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**AVISON
YOUNG**

Building III

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Ideal for a wide variety of users including distribution, third party logistics operations, light manufacturing, and as an auxiliary warehouse.



Attractive design and curb appeal



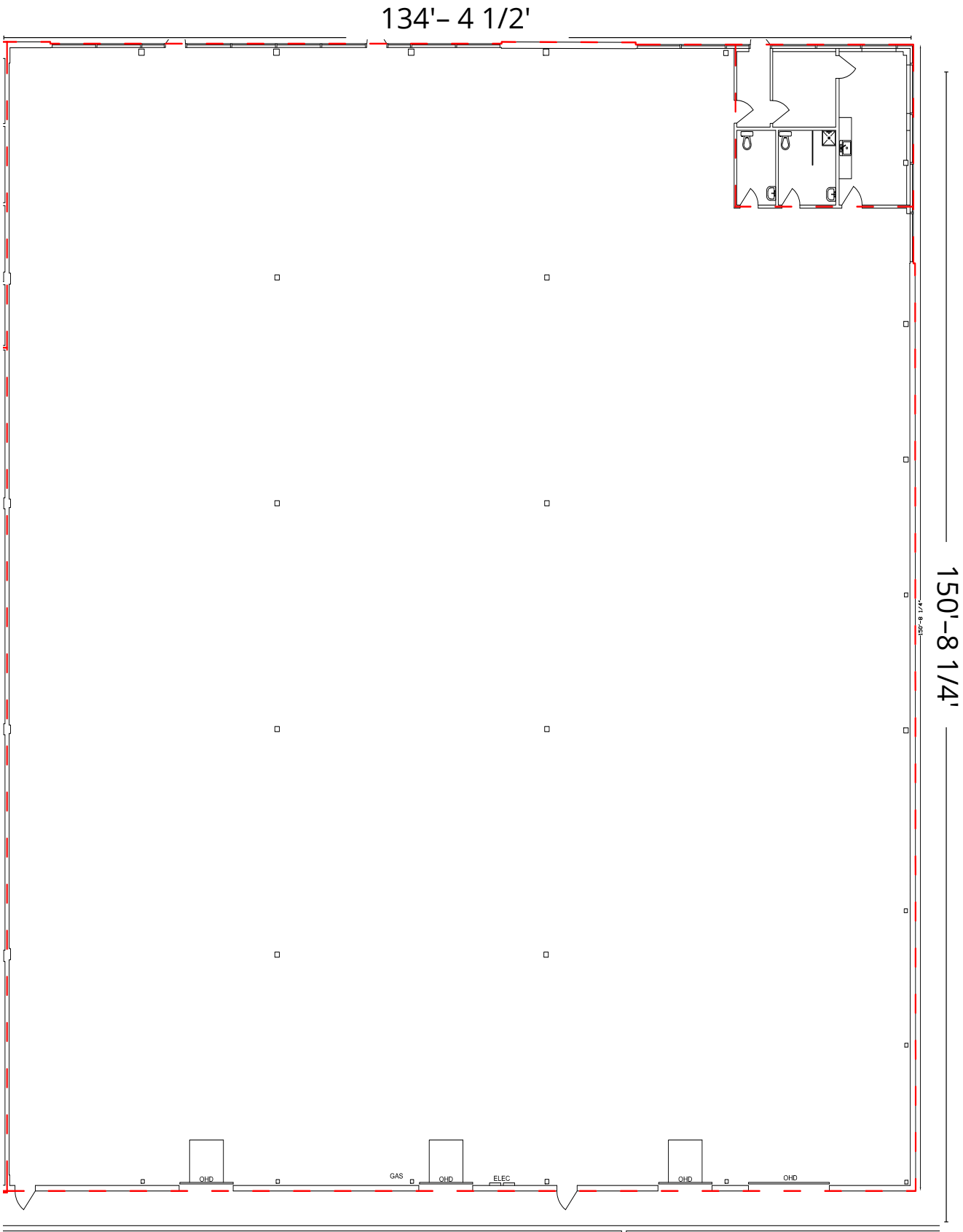
Exposure to over 28,600 vehicles per day



Large marshalling areas between buildings

Offering summary

Total Rentable Area	20,300 sf <i>Includes 526 sf of finished office area</i>
Loading	1-Ramped to grade (14' x 12') 3-Dock with levellers (10' x 8')
Zoning	IM
Power	347/600 & 120/208 volts 3 phase (TBV)
Lighting	LED
Ceiling Height	28' clear
Available	Upon 60 days notice
Additional Rent	\$4.88 psf (2026 est.) *plus mgmt. fee*
Asking Rate	Market



Great access

- Direct access to 111 Ave and close proximity to 170 Street major arterial roadways
- Only minutes away from major transportation routes including Anthony Henday Drive and Yellowhead Trail

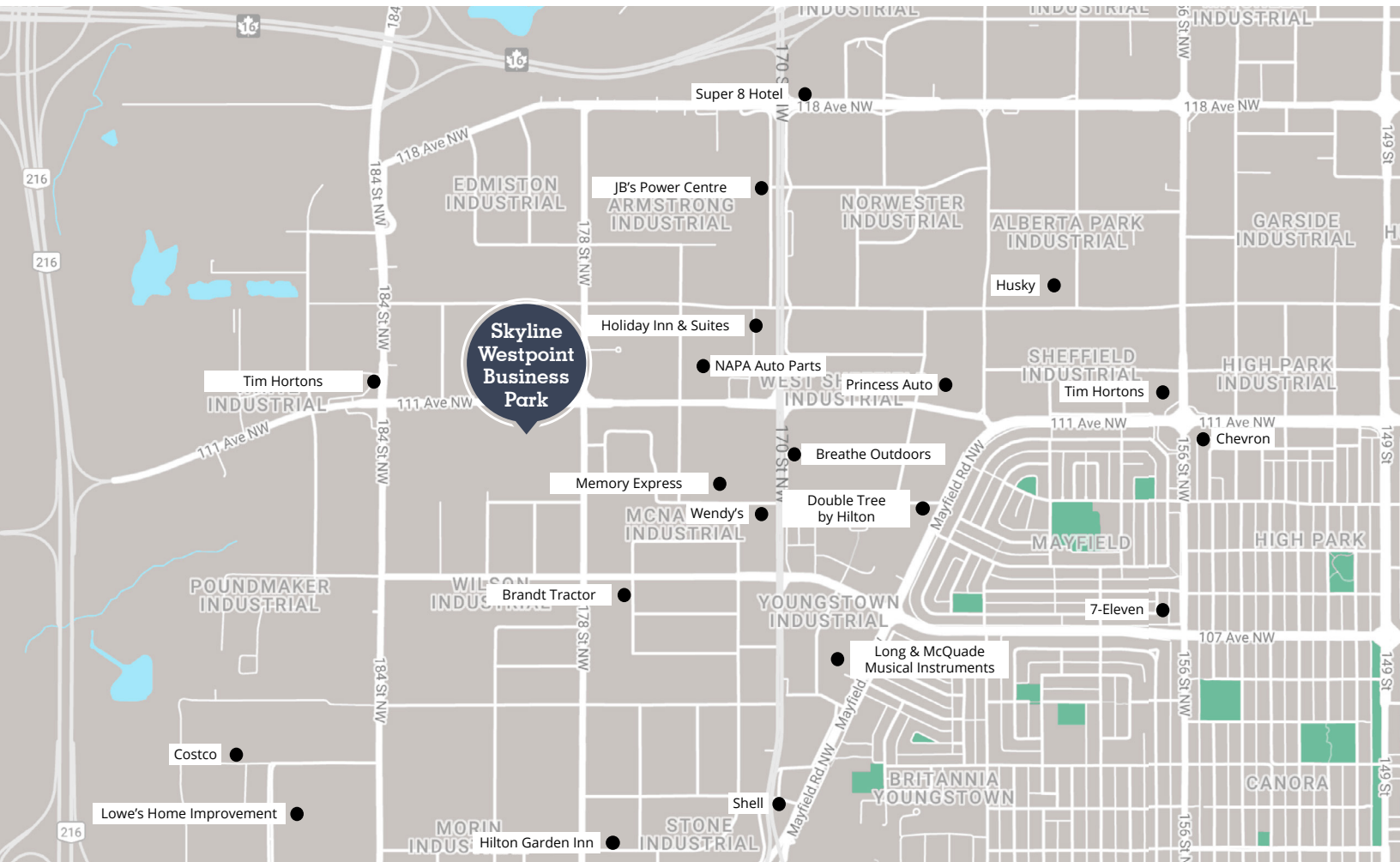


Strong ownership

The Skyline Industrial REIT portfolio comprises professionally managed and maintained industrial real estate in strong and growing Canadian markets with a focus on acquiring modern industrial assets. They believe in strong communication, transparency, and being reliable and proactive to continuously provide clients with excellence and peace of mind operations.

Drive times

Anthony Henday Drive	3 mins
Yellowhead Drive	4 mins
West Edmonton Mall	10 mins
Whitemud Drive	12 mins
Downtown	20 mins
Edmonton International Airport	30 mins



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