



Distribution Warehouse With Yard

17306 - 116th Avenue
Edmonton, Alberta
www.cbre.ca

±105,900 - 120,610 SF | With 1.30 Acre Rear Yard Area



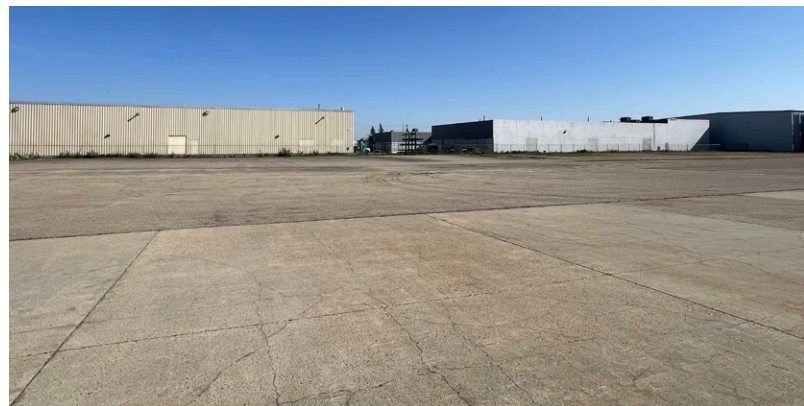
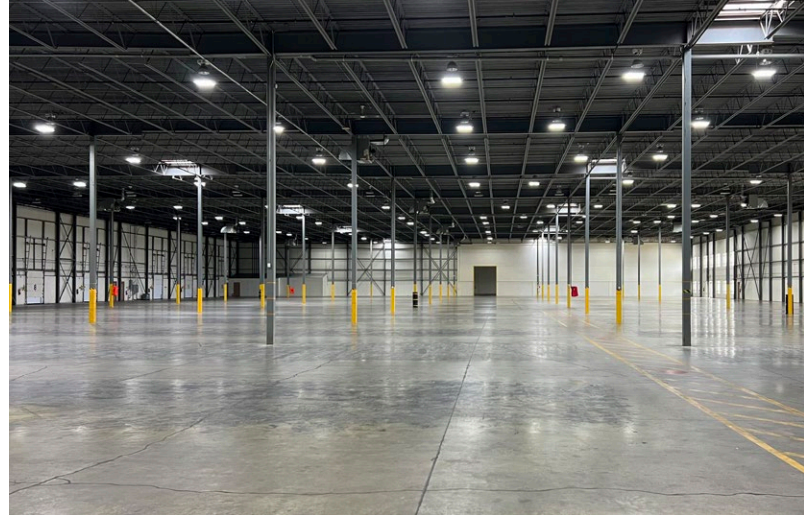
Distribution Warehouse

17306 - 116th Avenue | Edmonton, Alberta

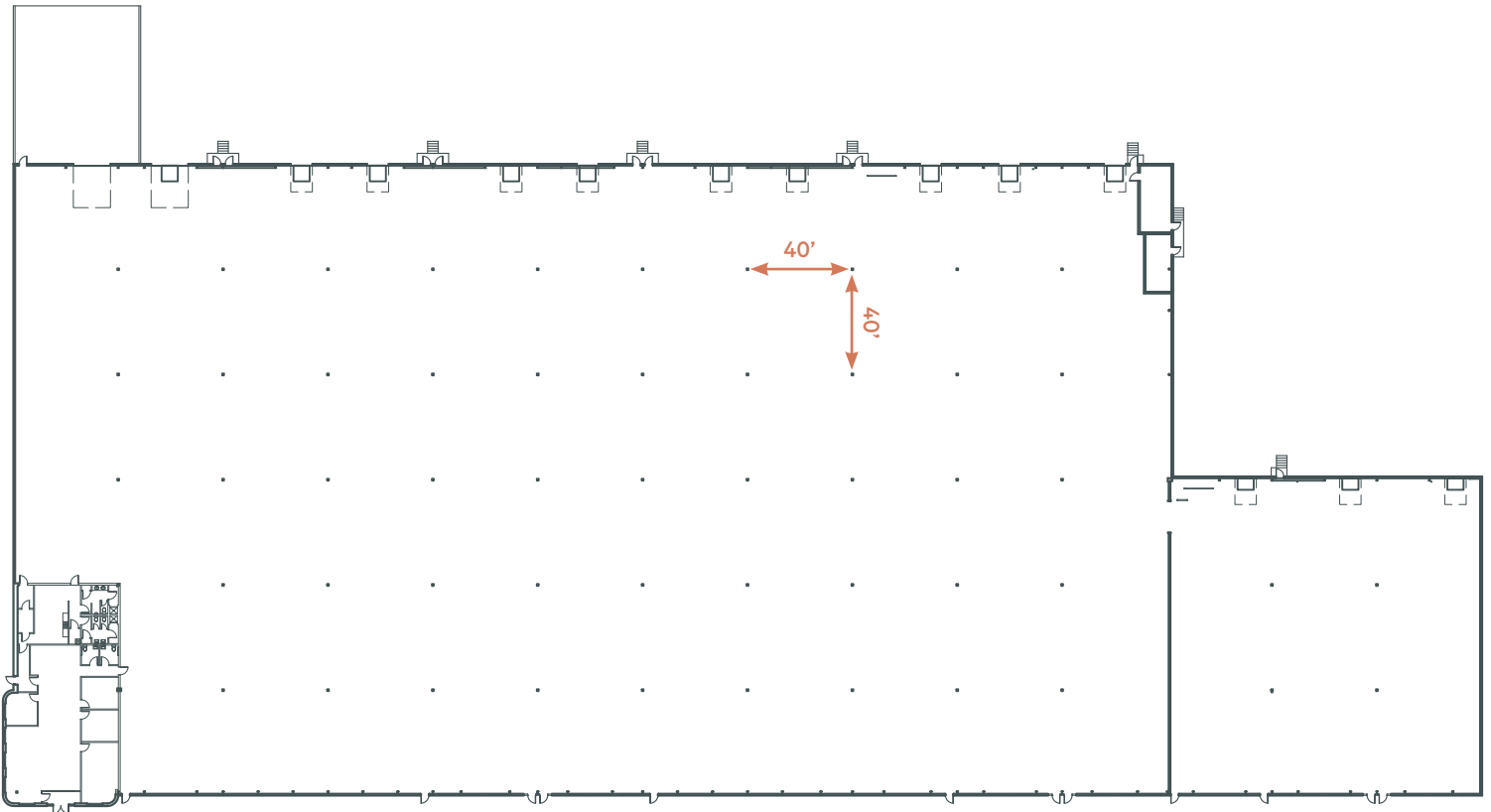
Distribution Warehouse

- + Distribution warehouse space with 1.30 acres of rear yard that can be made secure and exclusive
- + Combination of dock and grade level loading
- + Excellent northwest Edmonton location providing easy access to 170th Street, Yellowhead Trail, and Anthony Henday Drive
- + Pylon signage available

Municipal Address	17306 - 116 th Avenue
Zoning	IM - Medium Industrial
Year Built	2004
Available Size	±105,900 - 120,610 sq. ft.
Dock Loading	(1) 14' x 16' (12) 8' x 10' with levellers
Grade Loading	(1) 14' x 16' with electric opener
Construction	Concrete block & metal panel
Clear Height	28' clear
Column Grid	40' x 40'
Lighting	LED
Heating	Forced air overhead units
Power	600 Amp, 347 Volt* *to be confirmed by tenant
Sprinklers	Yes
Op Costs (2026)	Op Costs: \$2.32 per sq. ft. / annum Taxes: \$3.85 per sq. ft. / annum Total: \$6.17 per sq. ft. / annum + admin fees
Lease Rate	\$8.50 per SF / annum
Available	Immediately



Floorplan



About the Landlord

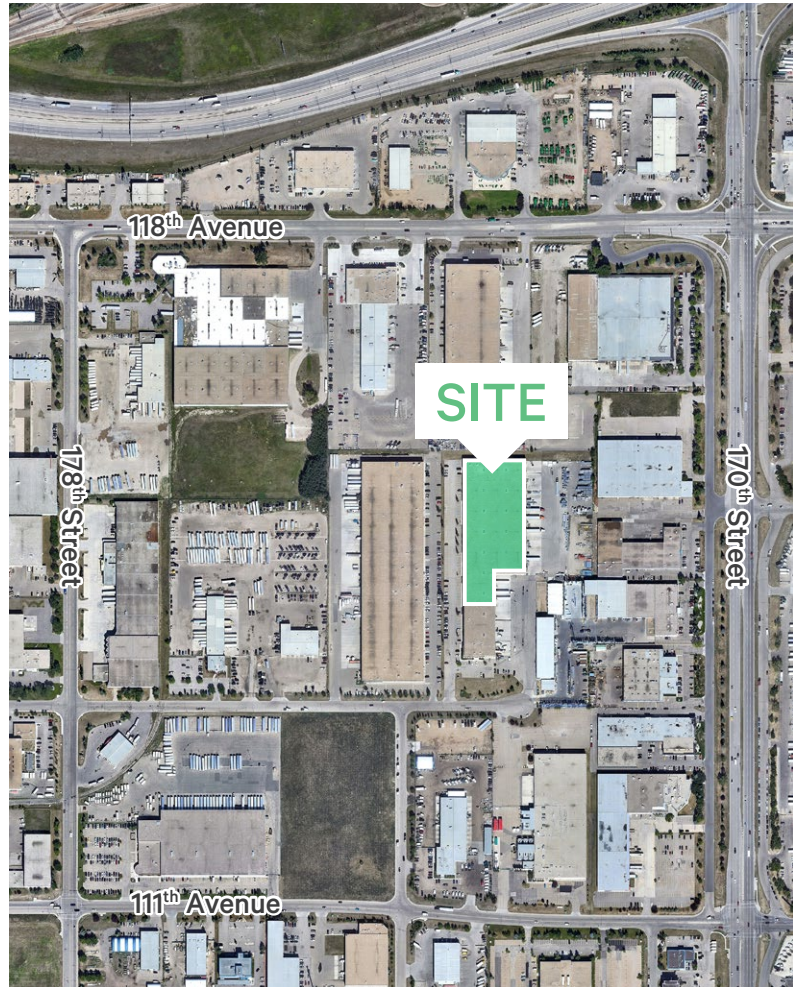
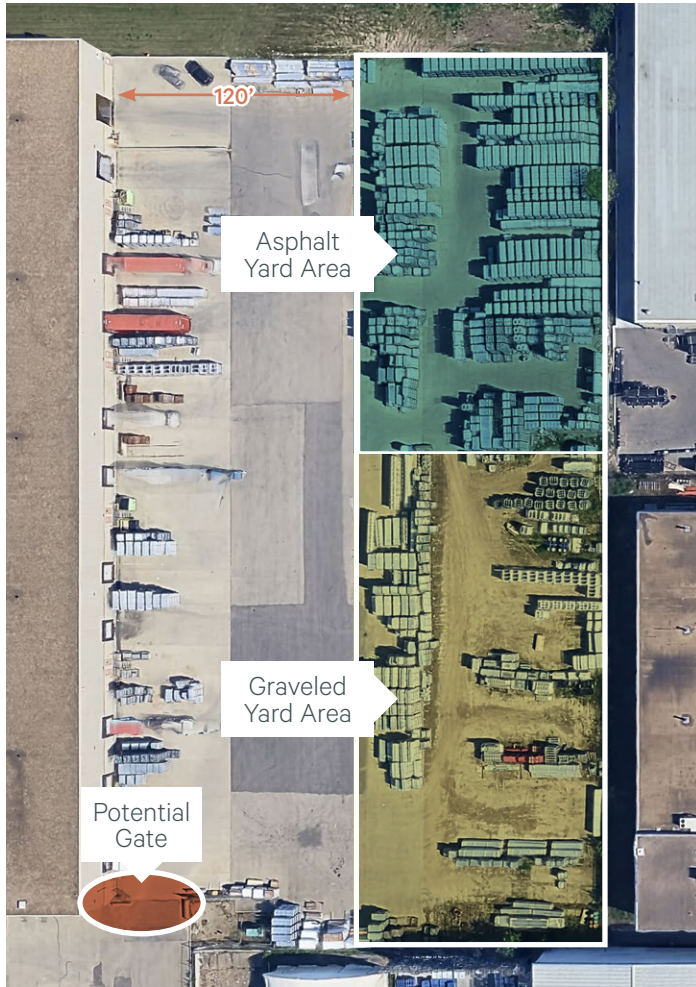
Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX:DIR.UN) as well as several private vehicles.

Distribution Warehouse

17306 - 116th Avenue | Edmonton, Alberta

For Lease



Contact Us

Kevin Hughes

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com
***Lead Broker**

Gregg Maimann

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

Jordan Adams

Vice President
+1 780 917 4645
jordan.adams@cbre.com
***Lead Broker**

Braylon Klemchuk

Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com
***Lead Broker**

Jay Olmstead

Senior Associate
+1 780 554 1191
jay.olmstead@cbre.com

John Allan McKay

Associate
+1 780 915 5020
johnallan.mckay@cbre.com

Lucas Neumeyer

Associate
+1 780 850 2267
lucas.neumeyer@cbre.com

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.