

FOR LEASE

Skyline Westpoint Business Park

Building III

17831 - 111 Avenue, Edmonton, AB



12,102 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.

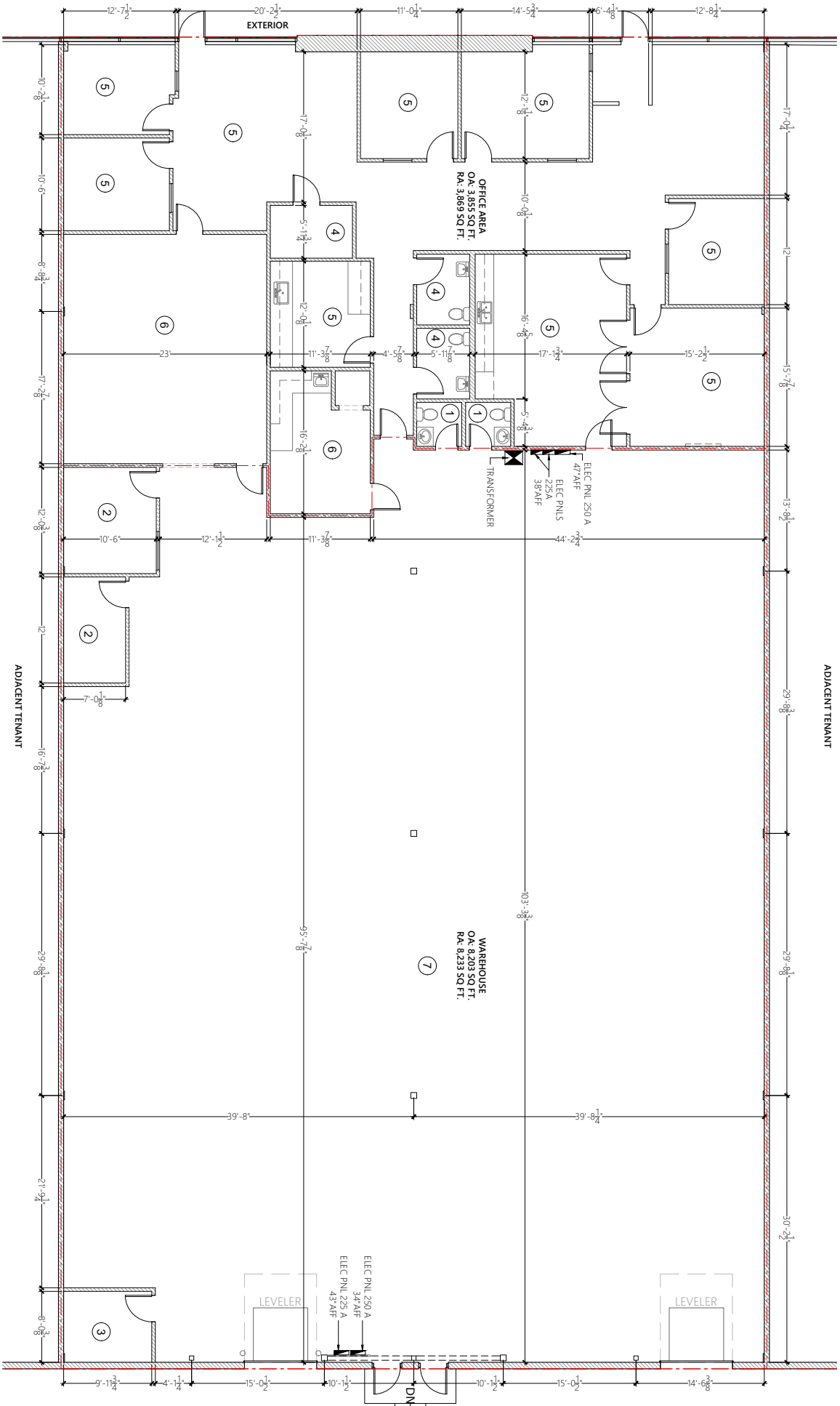
 Attractive design and curb appeal

 Exposure to over 28,600 vehicles per day

 Large marshalling areas between buildings

Offering summary

Total Rentable Area	12,102 sf <i>Includes 3,869 sf finished office area</i>
Loading	2-Dock with levellers (10' x 8')
Zoning	IM
Power	250 amp (TBV)
Lighting	T5 & LED
Ceiling Height	28' clear
Available	Immediately
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

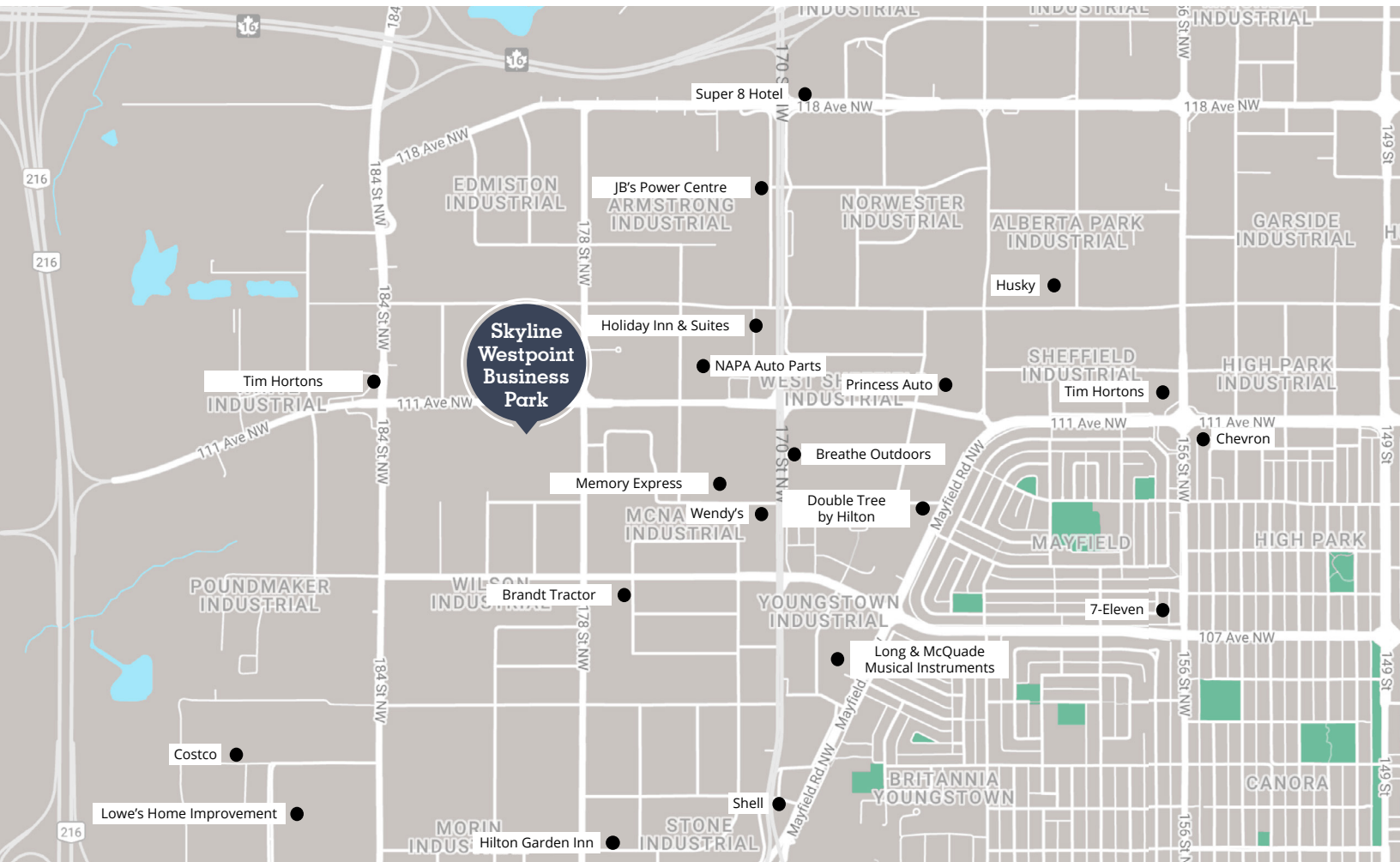


Strong ownership

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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