

AVISON
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For Lease
Light Industrial



Cityview Business Park

10,420 SF & 39,846 SF Available

Southeast Edmonton, AB

Cityview Business Park

Southeast Edmonton, AB



Two first-class distribution units

The industrial properties at Oxford Cityview Business Park are prominently located in the heart of Edmonton's southeast sector. Comprising over 1.5M SF across 16 buildings, this vast campus offers flexible space opportunities for every size business. Suitable for warehousing, distribution or light manufacturing, **these facilities represent best-in-class innovation.**



The Cityview Advantage

- The Landlords dedication to Tenant's is displayed by their ability to **decrease operating costs** in inflationary environment
- **Best in class** physical characteristics
- **Every vacancy is move in ready** with well appointed office space and modern amenities
- **Institutionally managed** by the original developer, Oxford Properties

Drive times

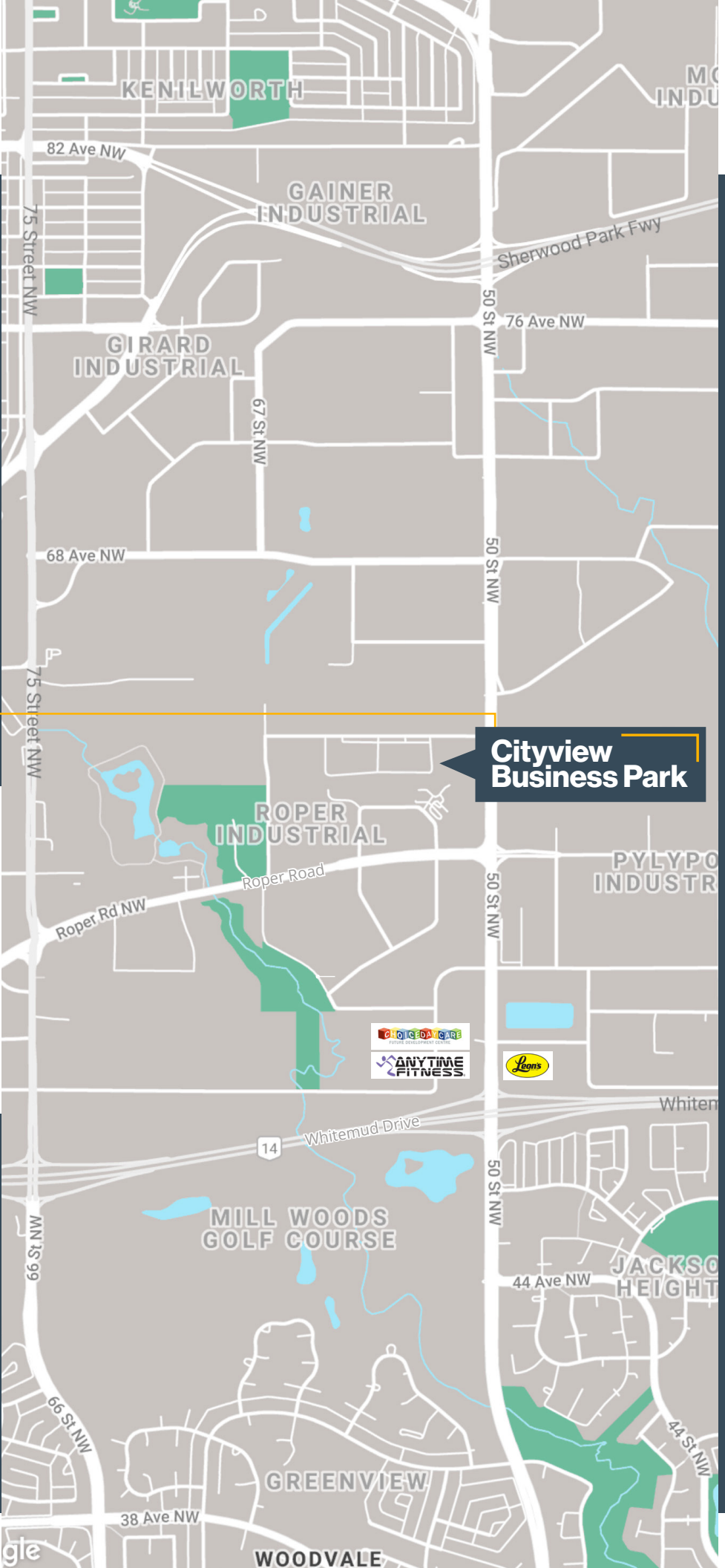
Access Highlights	
Nearest Hotel	3 mins
Nearest Shopping Centre	8 mins
Downtown	15 mins
YEG International Airport	25 mins
Major Road Arteries:	
Whitemud Drive	3 mins
Sherwood Park FWY	4 mins
75 Street	4 mins
Employee Access:	
Millwoods`	4 mins
Sherwood Park	8 mins
Capilano	10 mins
Ellerslie	15 mins
St. Albert	25 mins

On-site amenities



Join businesses such as

- Culligan
- Tridon Communications
- Pattison Group
- Fort McKay Logistics
- Mitten Building Products
- Wajax
- Fedex Ground Terminal



Cityview Business Park

Master park plan

	Building Area (SF)	Available (SF)
Building 1	65,584	10,420 (May 2026)
Building 2	76,895	Fully Leased
Building 3	90,058	Fully Leased
Building 4	118,971	39,846 (May 2026)
Building 5	264,996	Fully Leased
Building 6	89,333	Fully Leased
Building 7	183,962	Fully Leased
Building 8	99,000	Fully Leased
Building 9	121,203	Fully Leased
Building 10	99,203	Fully Leased
Building 11	121,000	Fully Leased
Building 12	94,806	Fully Leased
Building 14	91,250	Fully Leased

1,530,195 SF
Building area

Warehouse &
Office/Flex space
available

Click icon to return to site plan



Building 1



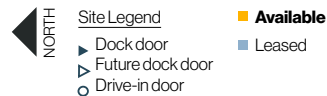
Area Available:	10,420 SF available area (1,400 office area)
Additional Costs:	\$6.42 PSF (2025) <small>*Excluding water & management fee*</small>
Loading:	1 dock door, 1 drive-in grade loading door
Asking Rate:	\$12.00 PSF

Space Highlights

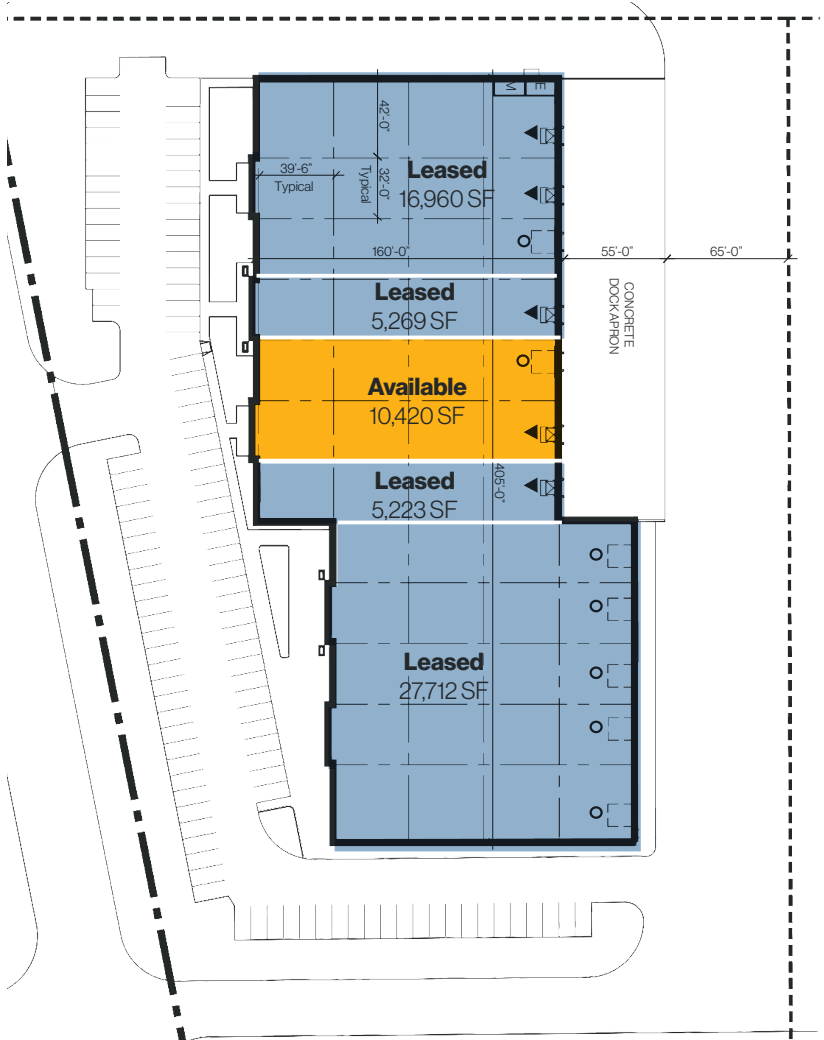
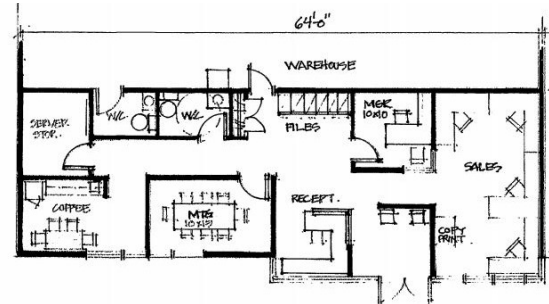
- Available May 1, 2026
- Dock and drive-in loading
- 10,420 SF available

Building Specifications

- BE zoning
 - 65,584 SF total building size
 - 120'-0" truck court
 - 39'6" x 32' typical bay size
 - Power: 100A, 347/600V, 3 phase, 4 wire
 - 160' building depth
- 24' clear height
 - 9 car parking stalls
 - ESFR sprinklers
 - 6" concrete floor slab with steel fibre
 - 1 dock door, 1 drive-in grade loading door
 - T5 lighting



Office buildout



CityView Business Park Building 1: 6304-6330 Roper Road NW, Edmonton, Alberta

Building 4



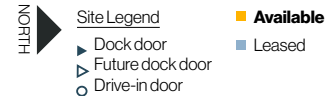
Area Available:	39,846 SF available area (5,310 office area)
Additional Costs:	\$5.78 PSF (2025) <small>*Excluding water & management fee*</small>
Loading:	1 dock door, 4 drive-in grade loading doors
Asking Rate:	\$9.50 PSF

Space Highlights

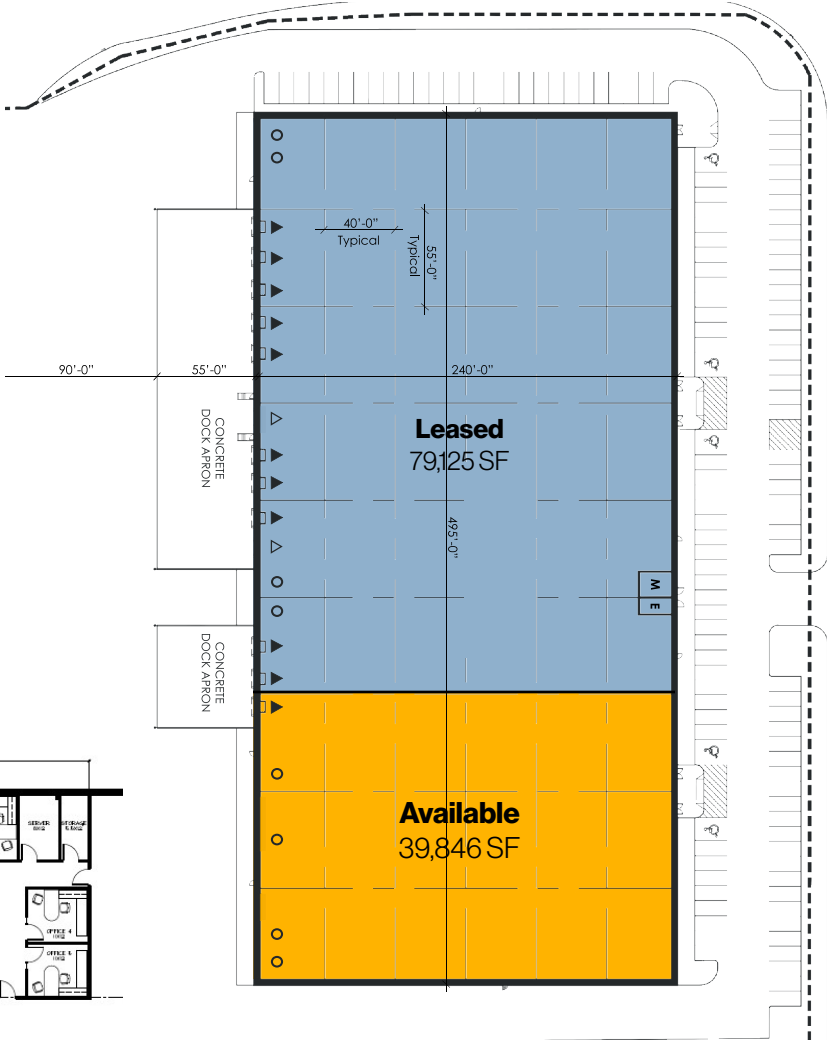
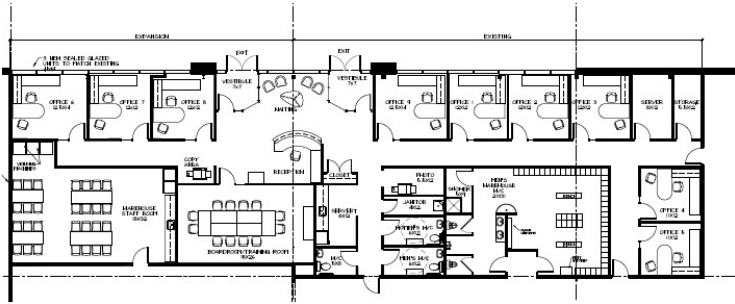
- Available May 1, 2026
- Dock and drive-in loading
- 39,846 SF available

Building Specifications

- DC2 zoning
 - 118,971 SF total building size
 - 145'-0" truck court
 - 240' building depth
 - 55' x 40' typical column size
 - 28' clear height
 - 34 car parking stalls
- Power: 150A, 347/600V, 3 phase, 4 wire
 - T5H0 & LED lighting
 - ESFR sprinklers
 - 6" concrete floor slab with steel fibre
 - 35,000 lbs mechanical levelers
 - 1 dock door, 4 drive-in grade loading doors



Office buildout



CityView Business Park Building 4: 6404 - 6418 Roper Road NW, Edmonton, Alberta



Cityview Business Park

If you would like more information on this property please get in touch.

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Visit us online

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