

FOR LEASE COMMERCE WEST BUSINESS PARK

153 STREET & 112 AVENUE, EDMONTON, AB

FLEX INDUSTRIAL BUILDINGS WITH
EASY ACCESS TO MAJOR ROADWAYS

 **nearctic** | INDUSTRIAL REIT



Jonathan Zukiwsky, Senior Associate
(780) 965-9119
Jonathan.Zukiwsky@MarcusMillichap.com

Benjamin Shopland, Associate
(780) 689-7497
Benjamin.Shopland@MarcusMillichap.com

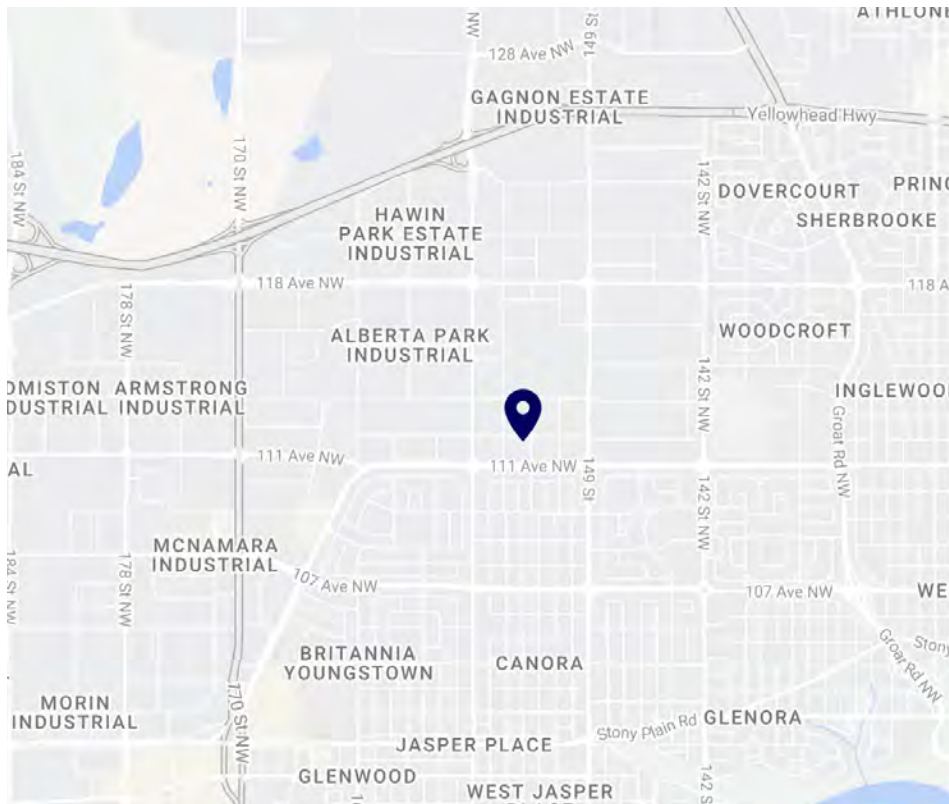
Marcus & Millichap

OVERVIEW / COMMERCE WEST BUSINESS PARK

153 STREET & 112 AVENUE, EDMONTON, AB

OPPORTUNITY

Strategically located on a major roadway (111 Avenue) with direct access to Yellowhead Trail, this versatile IB zoned building offers ample parking and a mix of grade level loading bays and grade and dock level loading bays. With bold colours, striking facades, and beautiful landscaping, Commerce West Business Park is an ideal choice for light industrial and office/warehouse developments



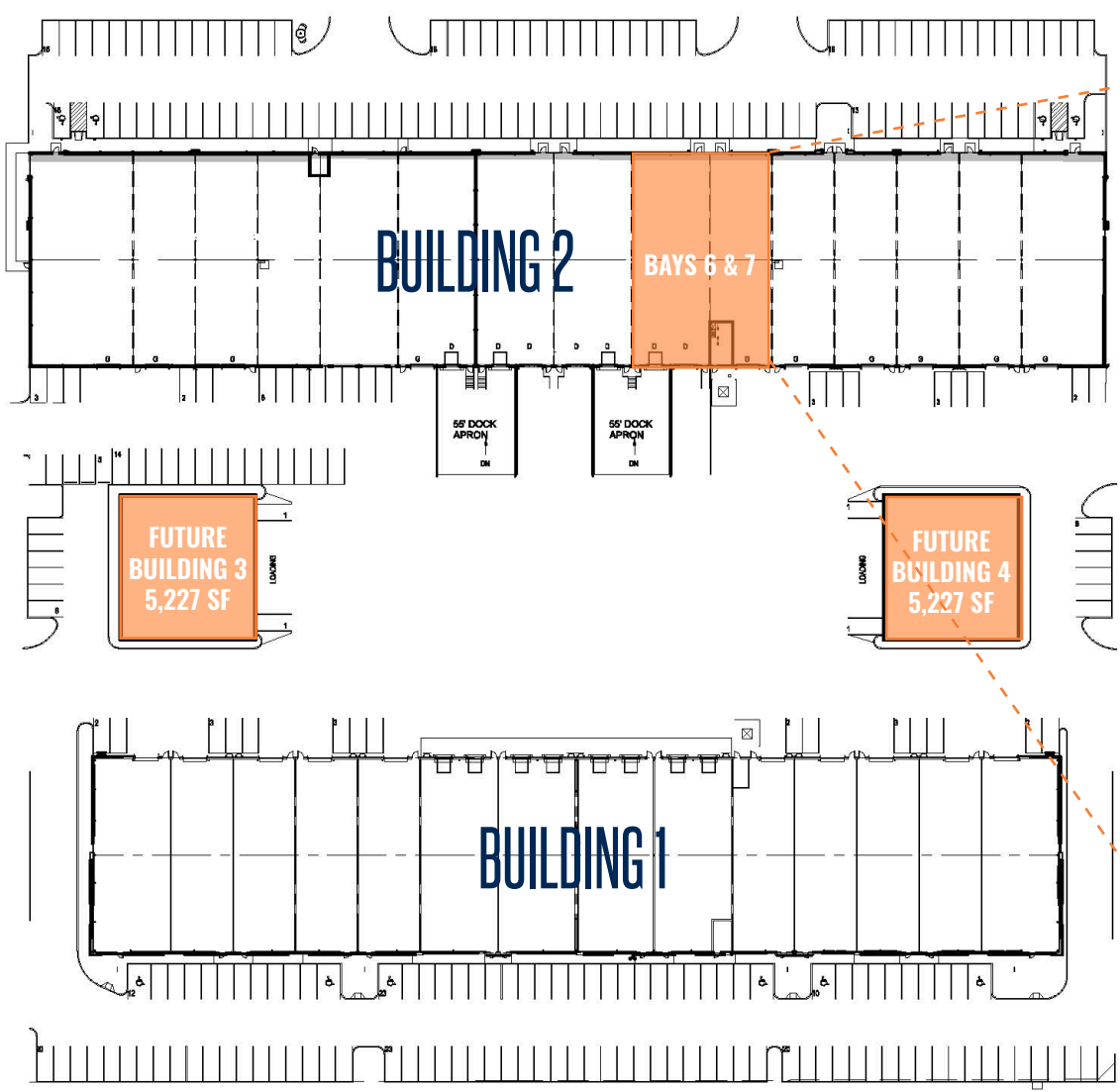
SALIENT DETAILS

Municipal Address:	153 Street & 112 Avenue, Edmonton, AB
Zoning:	IB - Business Industrial
Vacancy:	Bldg 2 Bays 6&7: 7,695 SF - <i>available April 2024</i> Bldg 3: 5,227 SF - <i>proposed building</i> Bldg 4: 5,227 - <i>proposed building</i>
Loading:	Grade and dock
Lighting:	LED
Lease Rate:	Market

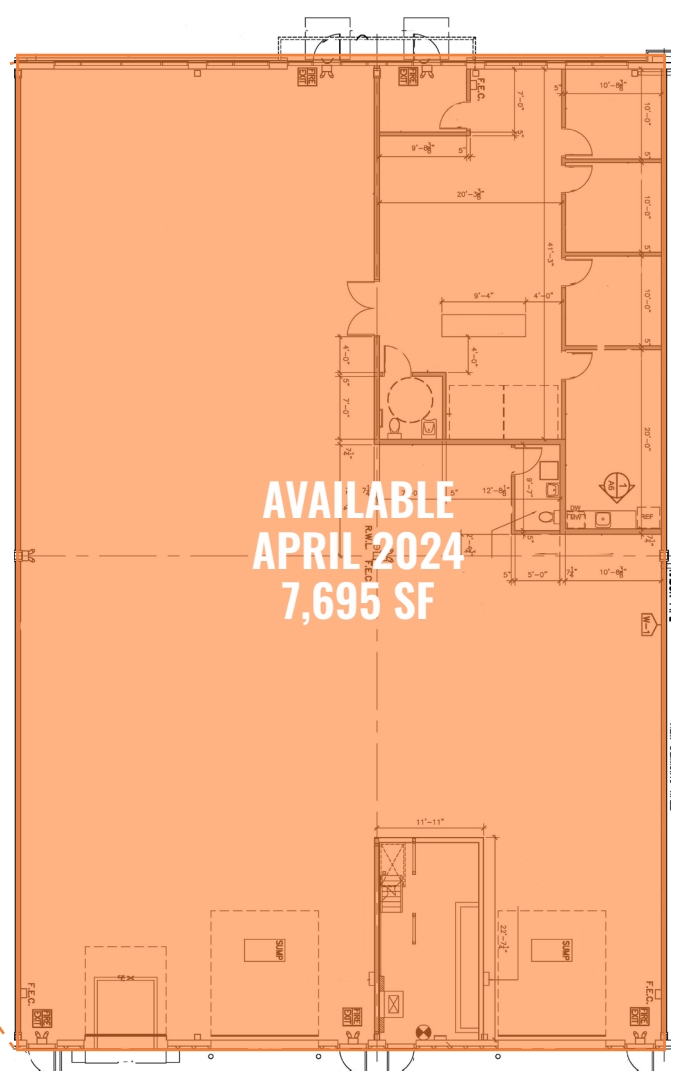
DETAILS + SITE PLAN / COMMERCE WEST BUSINESS PARK

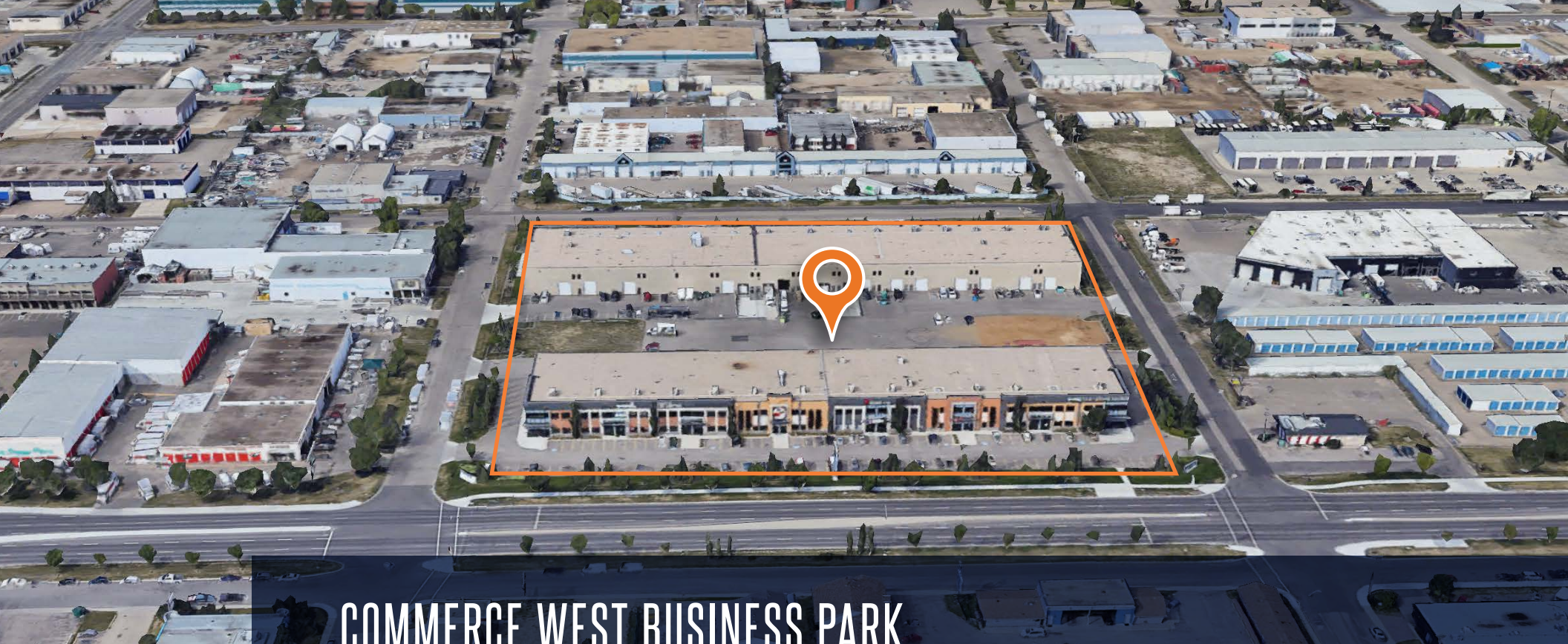
153 STREET & 112 AVENUE, EDMONTON, AB

SITE PLAN



15325/29 112 AVENUE FLOOR PLAN





COMMERCE WEST BUSINESS PARK

PRESENTED BY

JONATHAN ZUKIWSKY

Senior Associate

Cell (780) 965-9119

Email Jonathan.Zukiwsky@MarcusMillichap.com

BENJAMIN SHOPLAND

Associate

Cell (780) 689-7497

Email Benjamin.Shopland@MarcusMillichap.com

Marcus & Millichap

The information contained in the following Marketing Proposal is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Proposal has been prepared to provide summary, unverified information to prospective sellers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Proposal has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential sellers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2023 Marcus & Millichap. All rights reserved.