



AVAILABLE FOR LEASE

Norwester 14 - 11440 163 St NW

Edmonton, Alberta

BOXCAR RAIL ACCESS AVAILABLE

FREE
1,500 SF
MEZZANINE



PROPERTY HIGHLIGHTS

Norwester 14 is a multi-tenant industrial building in Northwest Edmonton. Located in close proximity to major arterial roadways, the vacancy has rail access and has .45 acres of fenced storage yard. With a ceiling clear height of 22', up to 3 dock doors and one ramp to grade door, this building is excellent for light or medium industrial users.

Site Tour Information Site tours by appointment only
780.421.4000 | leasing@yorkrealty.ca | [YORKREALTY.CA](https://www.yorkrealty.ca)

Canadian Western Bank Place
Suite 1622, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

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DETAILS

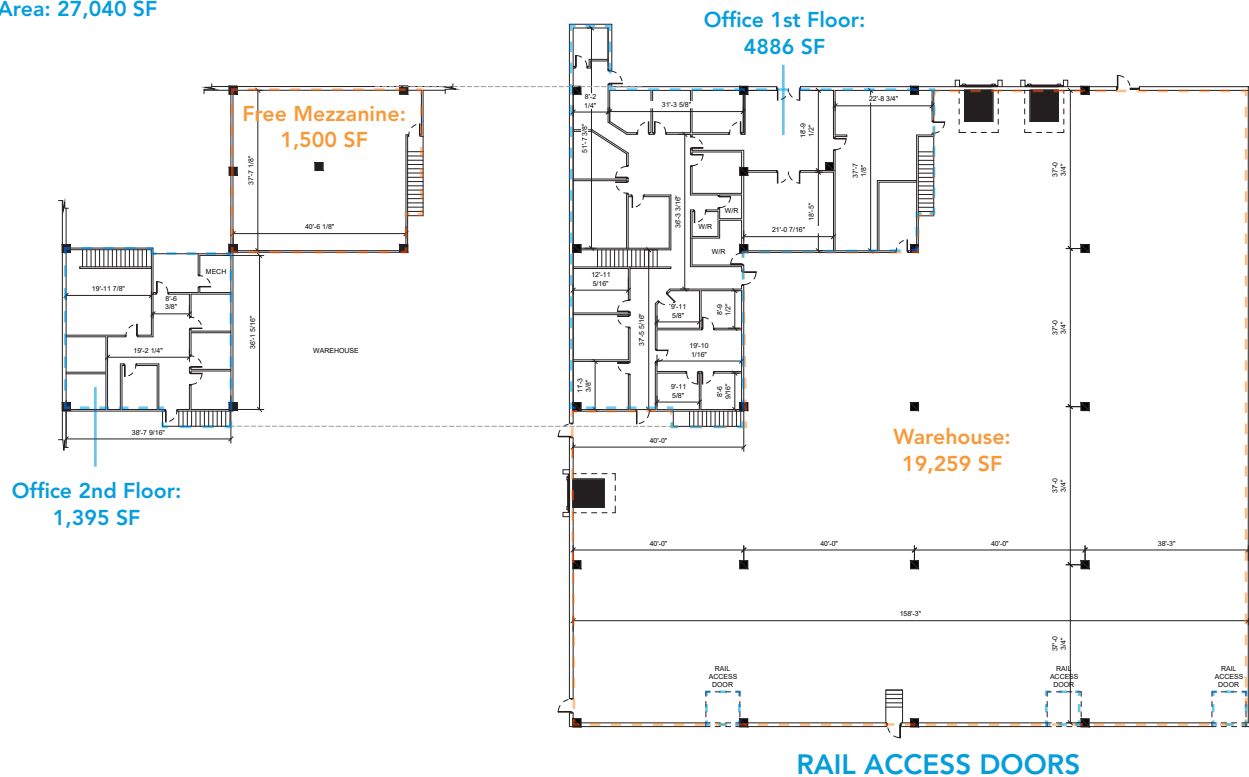
Address	11440 163 Street NW
Legal Description	Lot 1A, Block 3, Plan 7520501
Zoning	Industrial Business Zone (IB)
Construction	Centre block / steel frame
Size	25,540 SF
Yard	.45 acres
Clear Height	22'
Dock Loading	Up to three (3) doors
Grade Loading	One (1) ramp to grade
Heating	Office HVAC/Warehouse unit heaters
Lighting	To be upgraded to LED
Power	200 Amps 600 Volts - potential to upgrade
Sprinklers	Yes
Fibre Optics	Yes

LEASE INFORMATION

Lease Rate	Market
Operating Costs	\$4.60 PSF (est. 2021) water included
Available	February 1, 2021

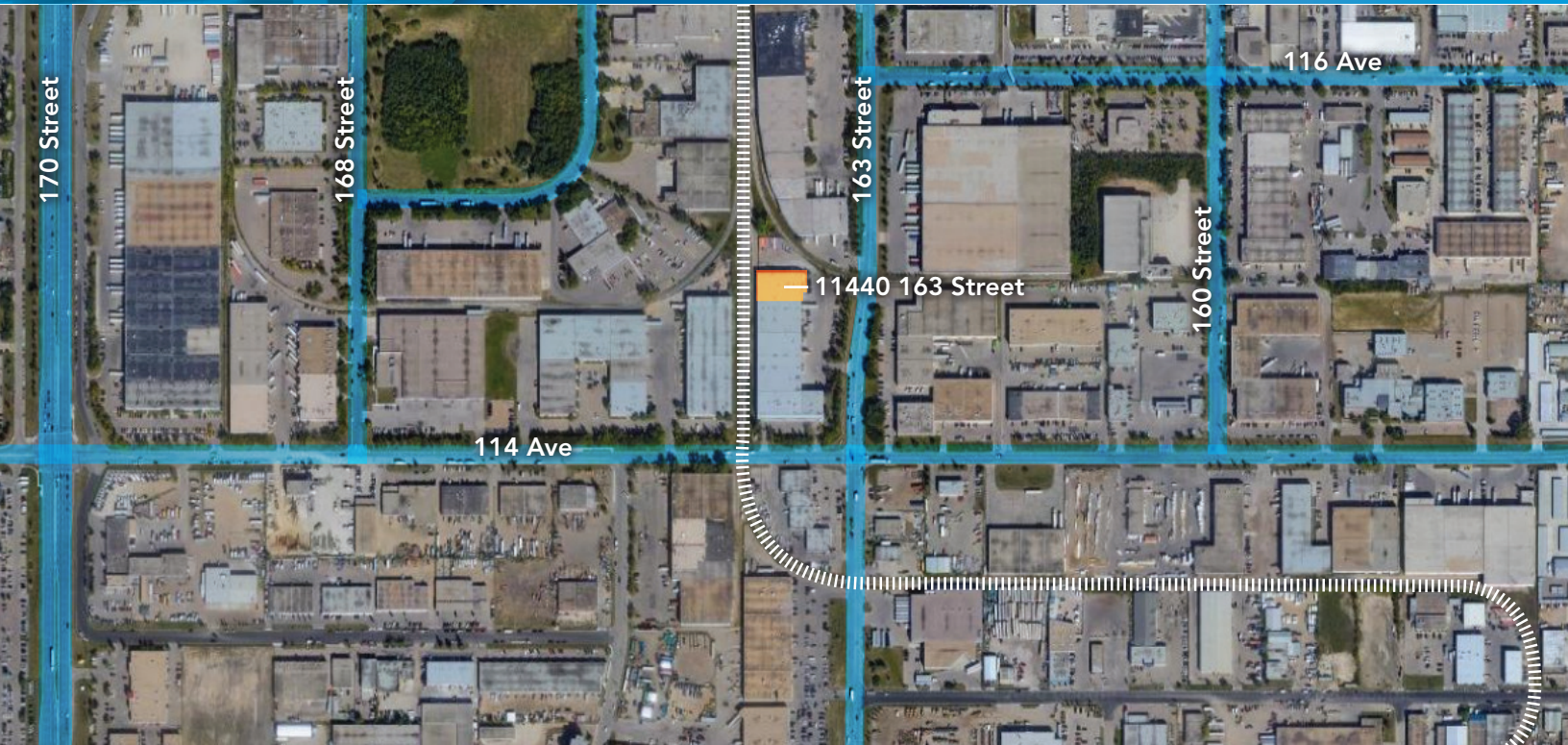
FLOOR PLAN

Total Area: 27,040 SF



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