



## PROPERTY HIGHLIGHTS

- Fantastic freestanding building with office, showroom, warehouse and dock loading.
- Property is located east of 167 Street, and abutting the southside of 118 Avenue.
- Access to the property is available via a single paved ingress point along an interior service road at the northern perimeter.
- Ability to ramp up power. Current power: 400 Amp 600 Volts.
- 3 Dock doors. Ability to install ramps to create grade loading.
- Centrally located in Edmonton's distribution district.
- Improvement to-suit in showroom/ front office space

**Site Tour Information** Site tours by appointment only

Miguel Martinez | Special Projects Manager

780.421.4000 | miguel@yorkrealty.ca | [YORKREALTY.CA](http://YORKREALTY.CA)

Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

Available For Lease



INDUSTRIAL OFFICE, SHOWROOM & WAREHOUSE

**Norwester - 16427 118 Avenue NW**

Edmonton, Alberta



#### DETAILS

Building	Norwester Buildings
Product	Industrial
Address	16427 118 Avenue NW
Vacant	15,610 SF
Zoning	IB
Ceiling Height	22-24'
Loading	3 Dock
Heating	Unit Heaters
Lighting	T12H0
Power	400 Amp 600 Volts

#### LEASE INFORMATION

Base Rate	\$6.50 PSF
Operating Costs	\$4.23 PSF (Est. 2019)

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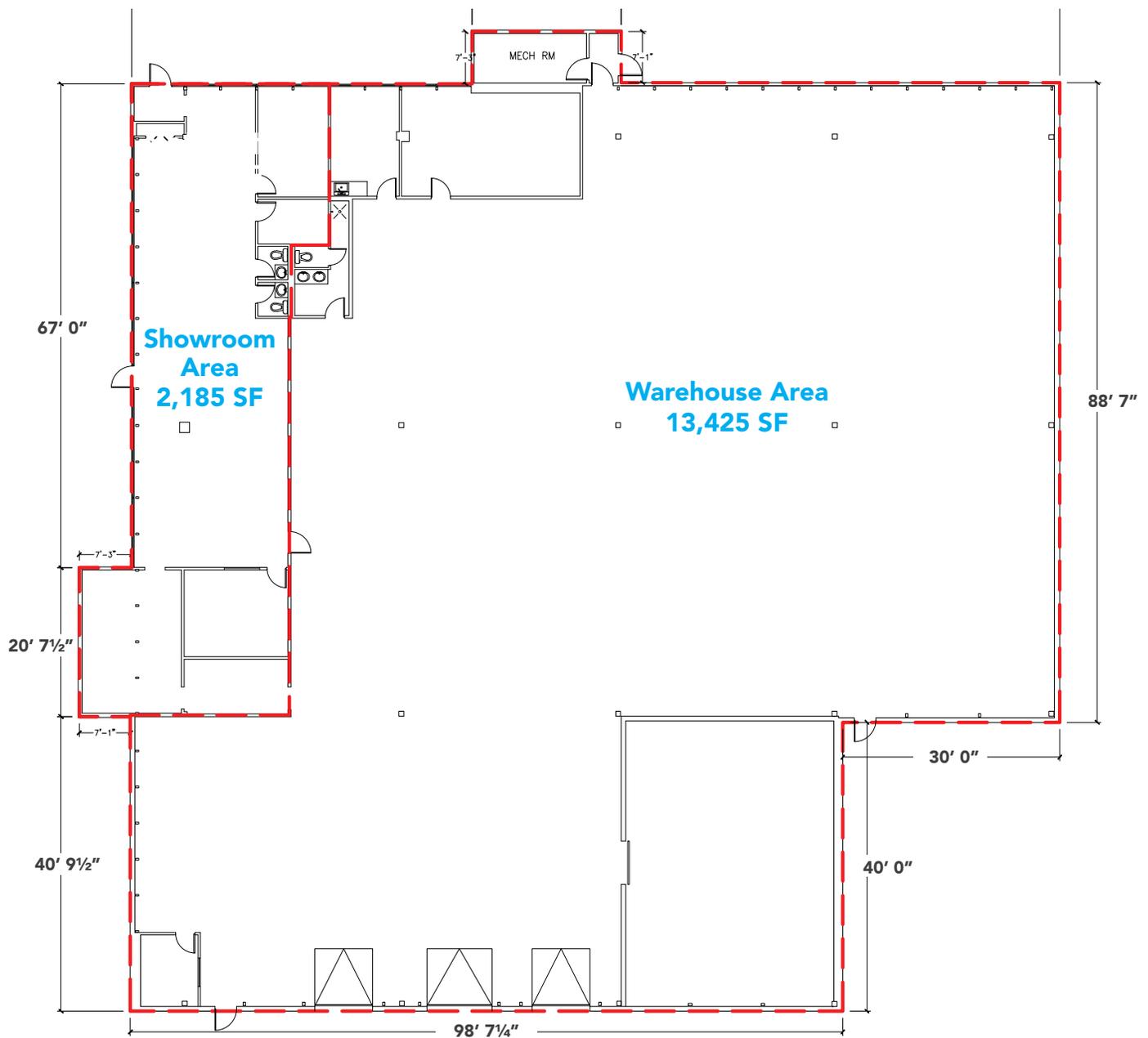
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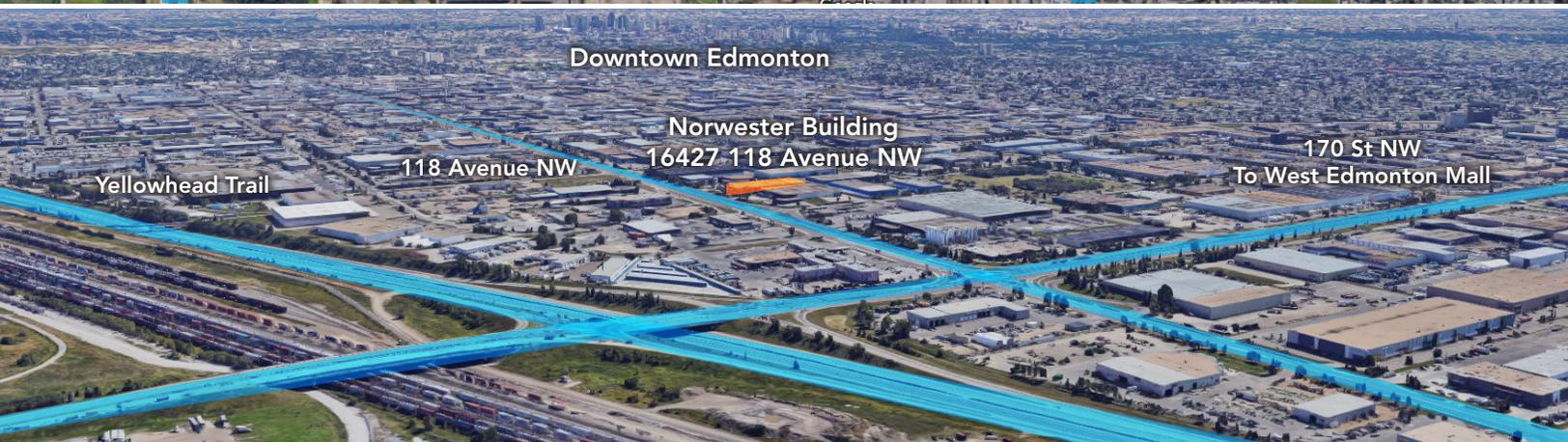
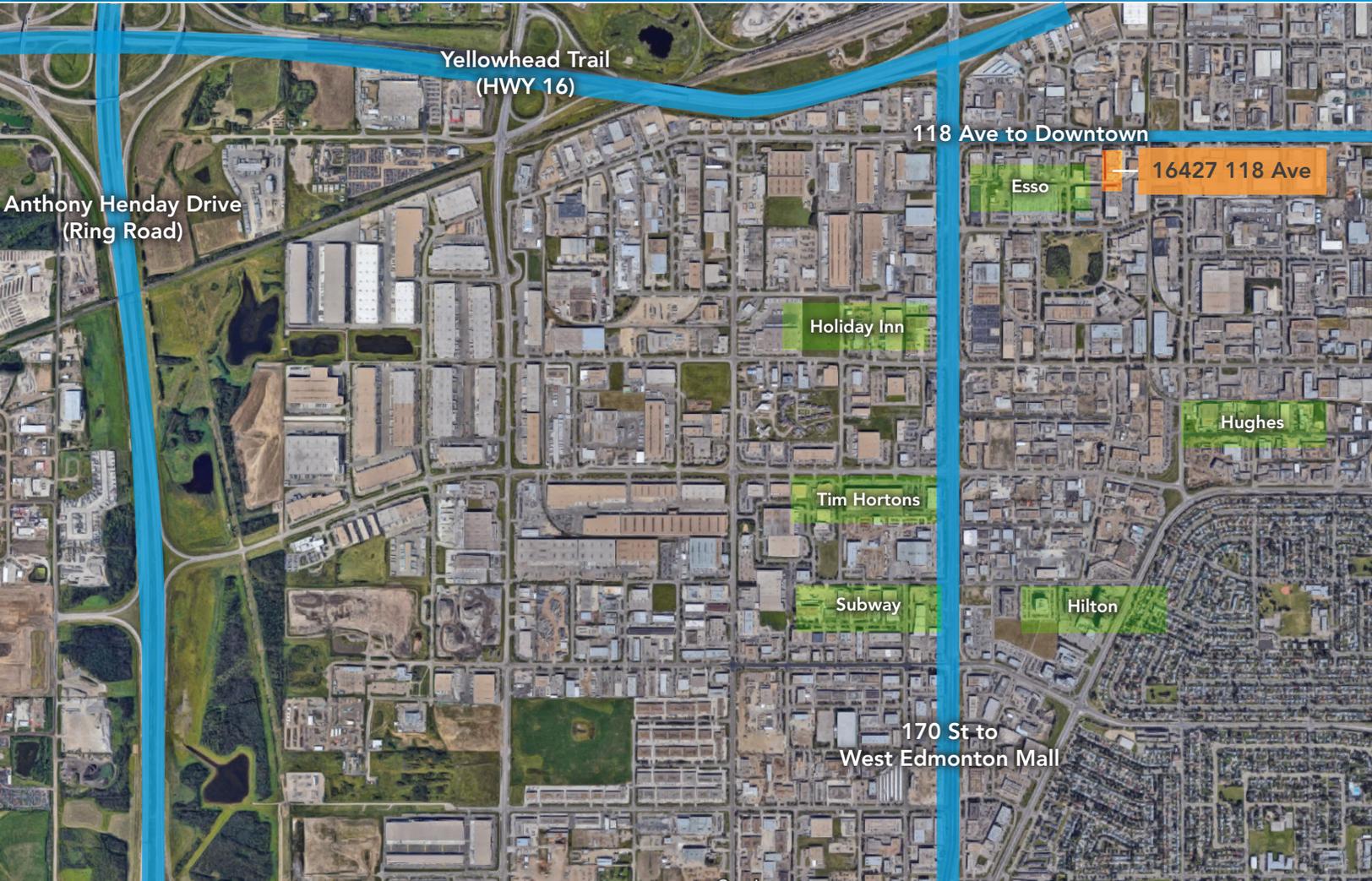
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## Floor Plan



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