

Available Building
20,946 SF

Available
MAY 1, 2024



FOR LEASE

LOCATION

11408 163 Street
Edmonton, AB

AIRPORT

Only a 33 Minute Drive
(46.5 km) from the Edmonton
International Airport

PROXIMITY

Located amongst a variety
of commercial and industrial
advantages. Backs onto the
train rail, close by to the
Telus World Science Centre,
and only a 16 minute drive
(8.9 km) drive from
downtown Edmonton.

ACCESS

Location is easily accessible
from the Yellowhead,
Anthony Henday
and 170 Street.



**LEASE
RATE**
Market

**OP
COSTS**
\$4.32 PSF



**MORE
NEARBY?**

The West Edmonton Mall
is only a 12 minute
drive away (6km)

BUILDING



ADDRESS

11408 163 Street
Edmonton, AB



AVAILABLE

20,946 SF



ZONING

IB
Industrial
Business Zone



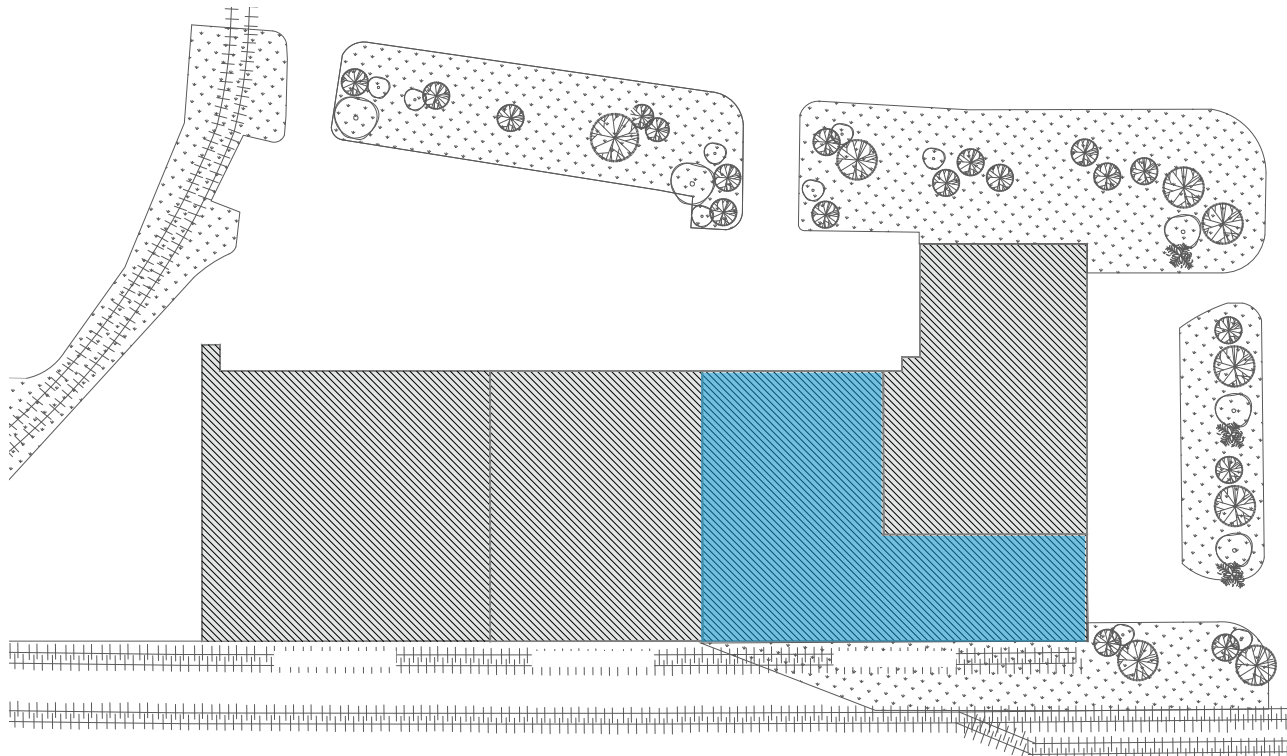
CLEAR HEIGHT

22'



PARKING

Ample on
site parking



LIGHTING

LED



FIRE SUPPRESS

Sprinklers



POWER

TBC



LOADING

2 Dock
Loading Doors



YEAR BUILT

1978



FOR MORE
INFORMATION
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