

Size  
15,610 SF

Quick Access  
YELLOWHEAD TRAIL  
& ANTHONY HENDAY

STANDALONE BUILDING | DOCK & GRADE DOORS AVAILABLE

Norwester  
Business  
Park



**FOR LEASE**

NORWESTER | EDMONTON

## YORK REALTY

In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Founded in Edmonton, Alberta in 1985, York Realty is a privately held, family-owned business built on grit, hard work and follow-through.

Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth. As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space.

## OUR VALUES

- Challenge the status quo
- Do what you say
- Do the right thing for our clients
- Respond quickly
- Elevate each other



FOR MORE  
INFORMATION  
CONTACT

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# LOCATION

16427 118 Ave NW  
Edmonton, AB

With direct access and only 4 min (2.3 km) to Yellowhead Trail and 4 min (4.2 km) to the Anthony Henday, tenants benefit from seamless connectivity to Edmonton's major transportation routes and beyond.

Surrounded by established commercial amenities and major arterial roads, this northwest Edmonton location provides businesses with the infrastructure and accessibility needed to operate efficiently across the region.

This vacancy offers 15,610 SF of IB-zoned space featuring 22-24 ft clear heights, three overhead loading doors, and available parking to support your day-to-day operations.

  300 m  
Nearest bus stop

  47km  
Edmonton International Airport

  2.3km  
Yellowhead Trail

  4.2km  
Anthony Henday



# BUILDING

15,610 SF

## OP COSTS

\$5.21 PSF  
(2026 estimate)

## BASE RENT

Market



### CLEAR HEIGHT

22-24'



### YEAR BUILT

1979



### LIGHTING

Fluorescent and  
Incandescent  
Fixtures



### POWER

Separate Electrical  
Service to Each Unit



### ZONING

IB  
Industrial Business



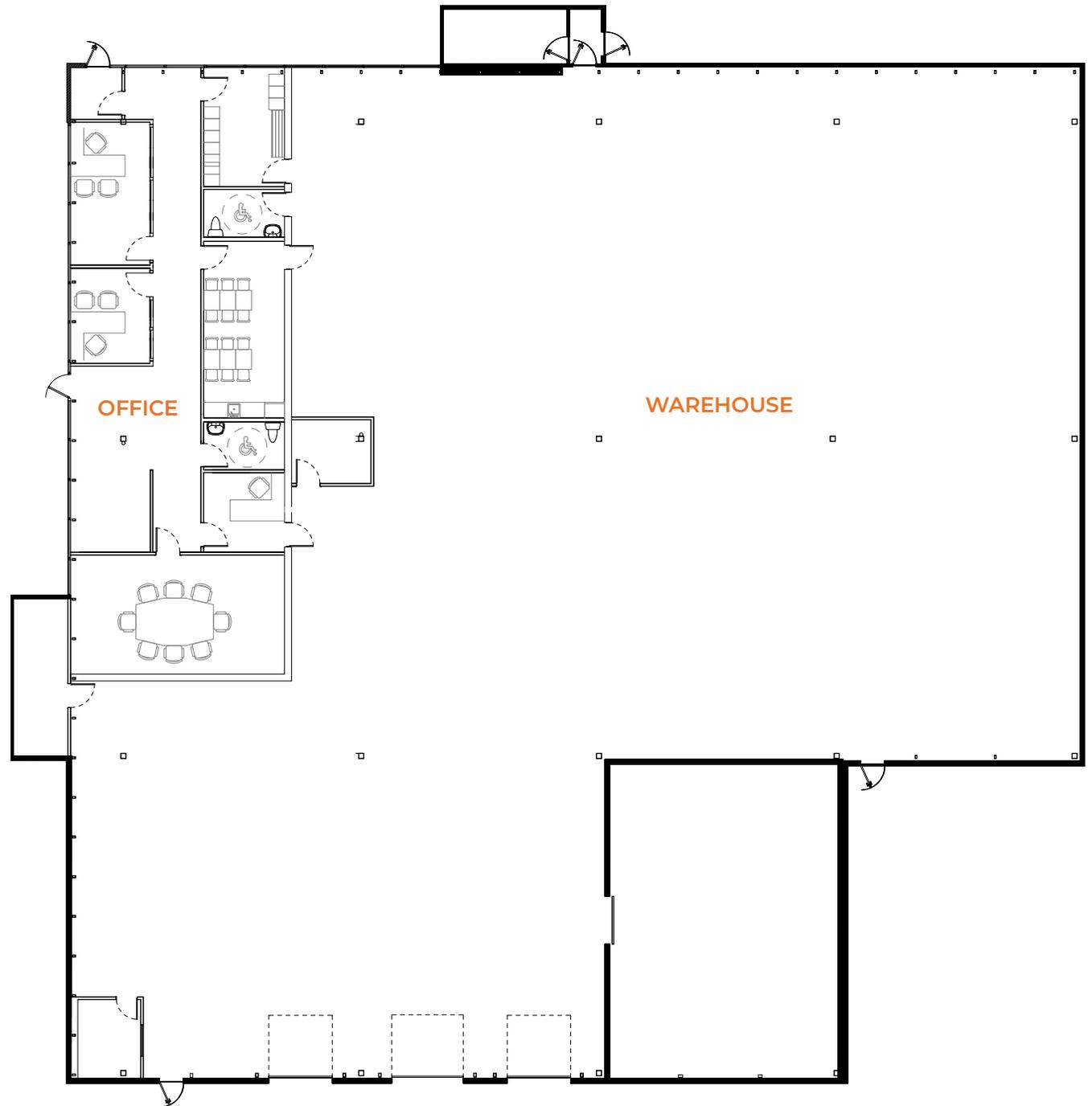
### PARKING

Available



### LOADING

Two 8'x10.5'  
One 9'x10'  
Overhead Loading  
Doors







GLASWOOD INDUSTRIES

7

9

10

GLASWOOD INDUSTRIES