

Industrial | For Lease

CBRE

Mayfield Business Centre

Office/Warehouse Bay

10515 - 170th Street
Edmonton, Alberta
www.cbre.ca

2,804 sq. ft. Available



Mayfield Business Centre

10515 - 170th Street | Edmonton, Alberta



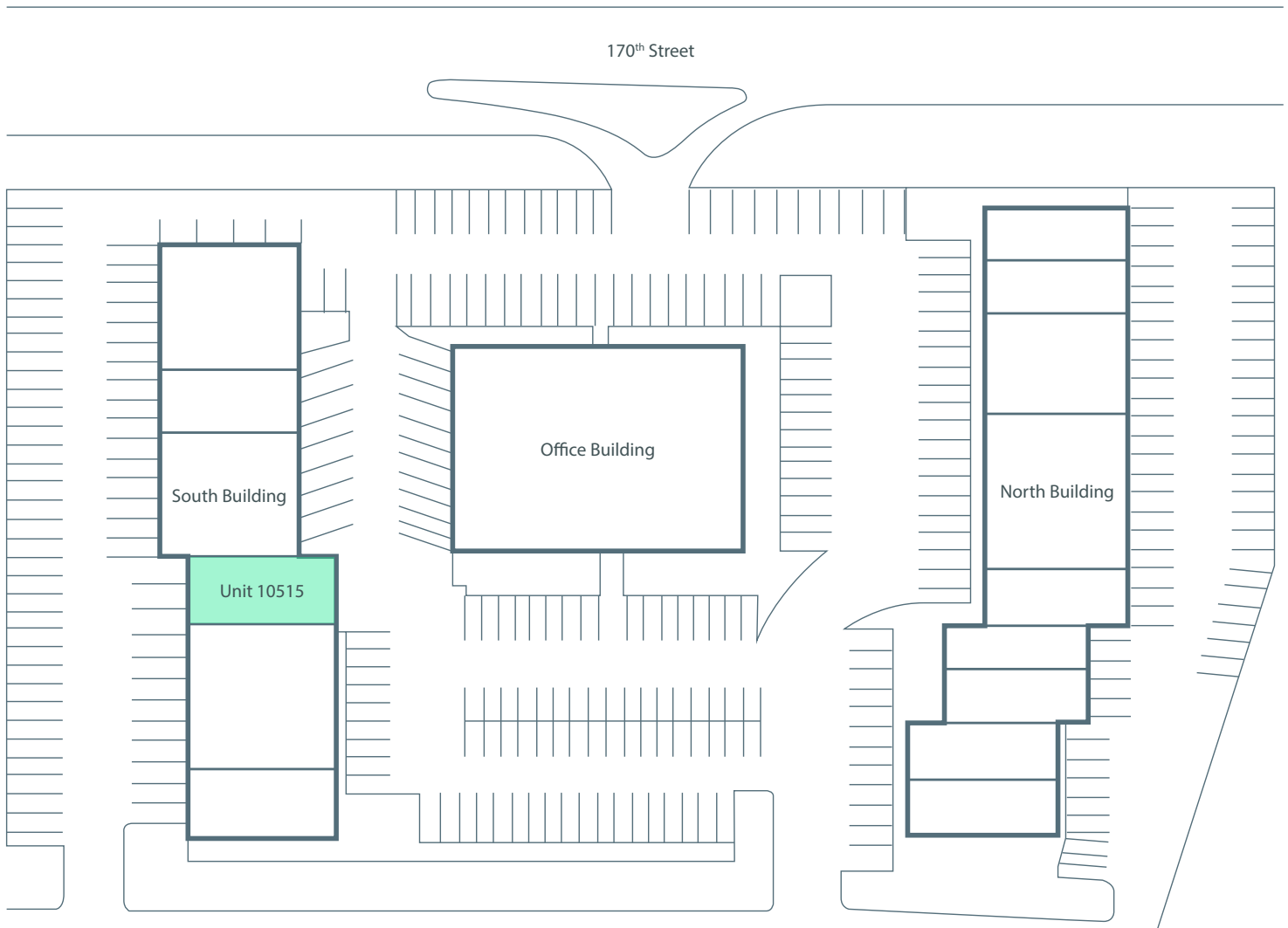
Mayfield Business Centre

Office/Warehouse Bay

Great west Edmonton location with direct exposure to 170th Street. Quick access to Yellowhead Trail, Highway 16, Whitemud Drive, 170th Street, Anthony Henday Drive, Stony Plain Road, and Mayfield Road. The building features ample, energized parking. The property has the potential to accommodate a wide range of uses including showroom/retail, warehouse, office, and industrial uses.

Legal Address	Plan 1844TR; Block 2; Lot 8	Sprinklers	No
Zoning	IB - Business Industrial	Parking	Ample unreserved
Available Area	2,804 sq. ft.	Op Costs (2022)	\$8.09 per sq. ft. / annum
Loading	Grade Level	Lease Rate	\$10.50 per sq. ft. / annum
Ceiling Height	16' clear	Available	Immediately
Heating	HVAC and forced air		
Air Conditioning	In office		

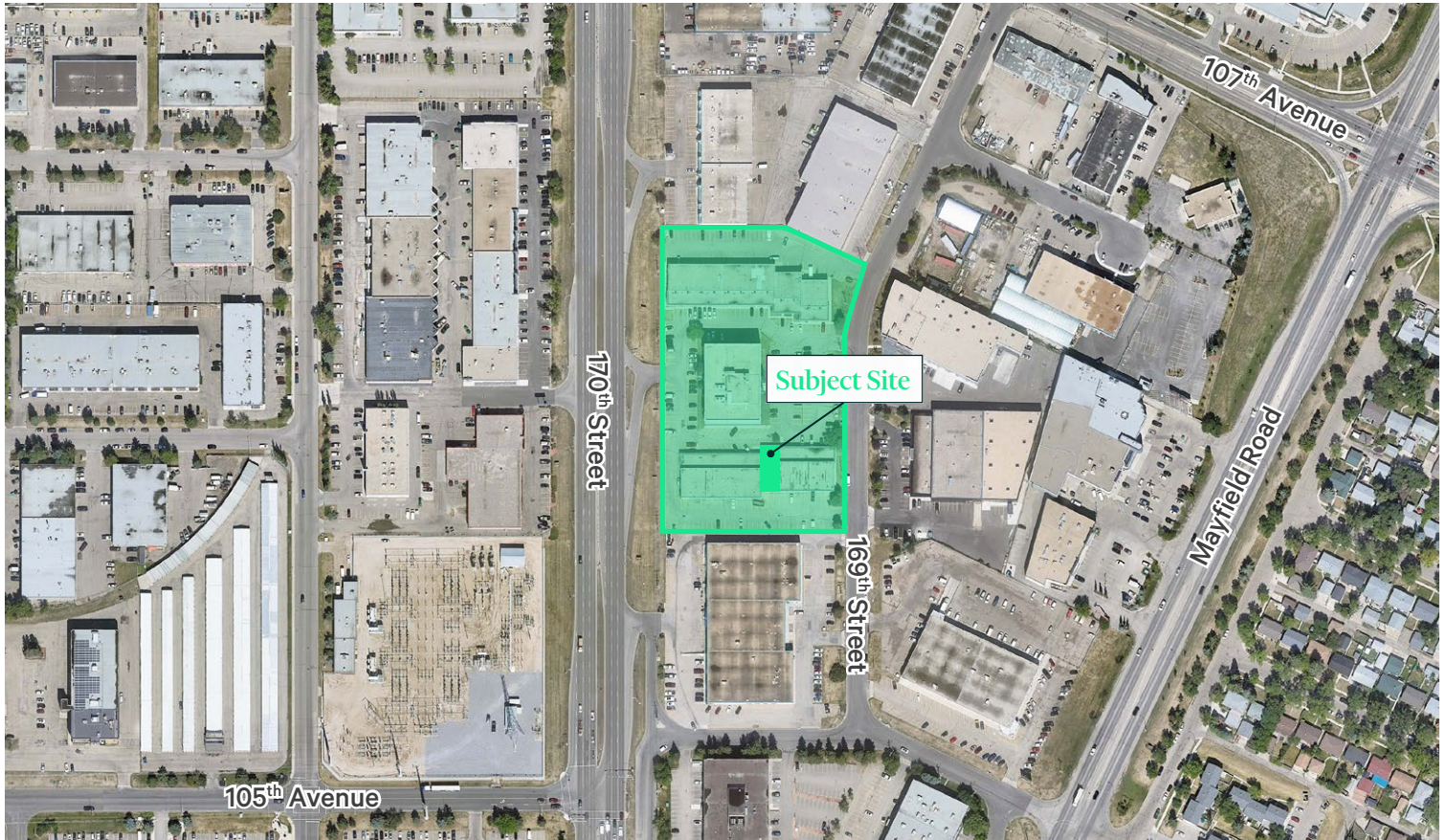
Site Plan



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Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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