

12830 - 175 Street, Edmonton, AB

FOR LEASE



DISTRIBUTION WAREHOUSE DESIGN BUILD

150,000 TO 700,000 SF AVAILABLE ON 33.85 ACRES

Excellent west Edmonton location with direct access to 170th Street

Minutes away from Yellowhead Trail and the Anthony Henday ring road

IM - Medium Industrial Zoning

Design build: Select total door count, loading style, ceiling height, column spacing, and office layout

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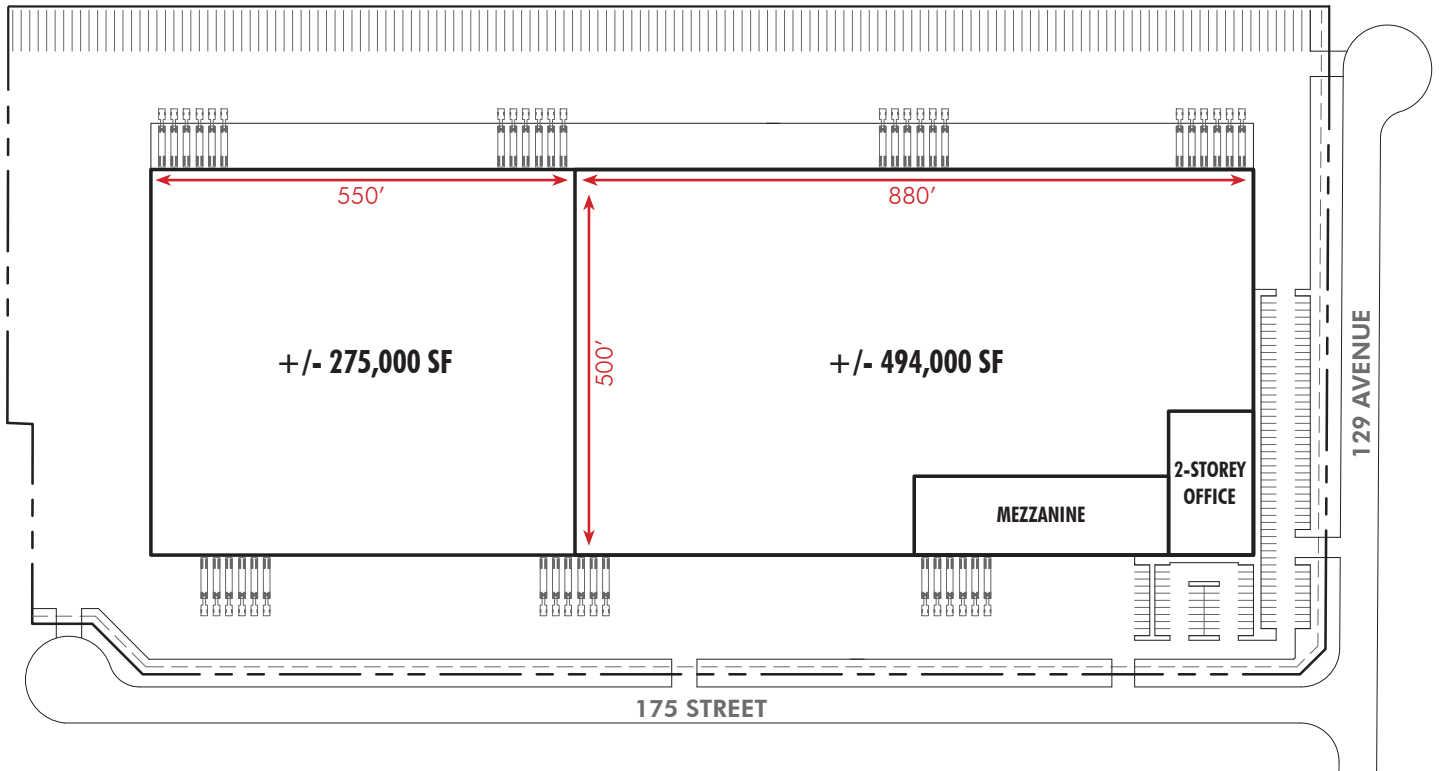
WAREHOUSE DESIGN BUILD

PROPERTY DETAILS

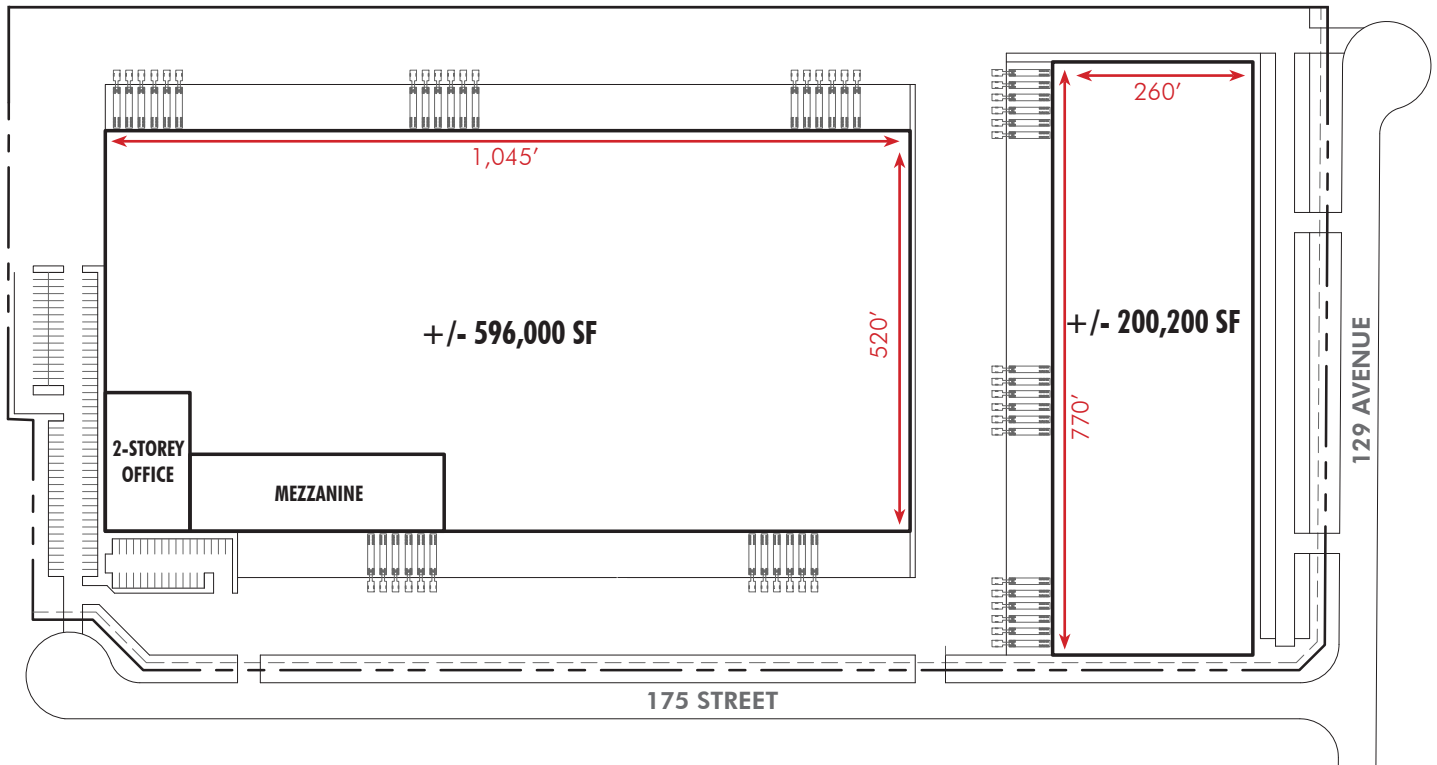
LEGAL DESCRIPTION	Plan 0940253; Block 3; Lot 5
ZONING	IM - Medium Industrial
LOT SIZE	33.85 Acres
AVAILABLE AREA	+/- 150,000 - 700,000 sq. ft.
CLEAR HEIGHT	36' - 40' Clear



SITE PLAN - OPTION 1



SITE PLAN - OPTION 2



NORTHPORT BUSINESS PARK

This five-building Class A new generation warehousing and distribution complex is a mix of large-bay and mid-bay buildings. The business park is situated in the Kinokamau Plains industrial neighbourhood in northwest Edmonton.

Located within five minutes of Yellowhead Trail and Anthony Henday Drive, the business park has superior connectivity given its proximity to surrounding transportation corridors making it a prime distribution location in northwest Edmonton.

WAREHOUSE DESIGN BUILD

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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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