



For Lease

Alberta Park

163 Street - 114 Avenue | Edmonton, AB

One bay remaining: 7,297 SF

- Showroom and office space with dock loading, cranes, and ongoing building improvements
- 114 Avenue and 163 Street exposure with close proximity to Yellowhead Highway and Anthony Henday

For more information contact:

Kent Simpson

Vice President

780 203 0425

Kent.Simpson@jll.com

Bronwyn Scrivens

Vice President, SIOR

780 807 4564

Bronwyn.Scrivens@jll.com

 **JLL** SEE A BRIGHTER WAY



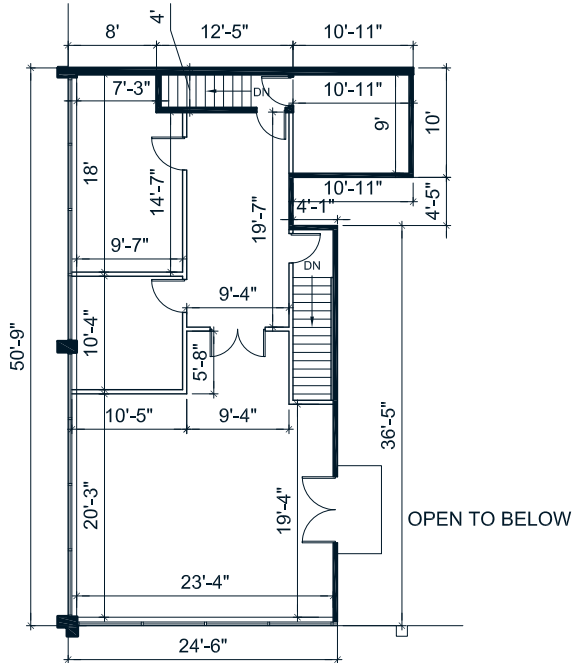
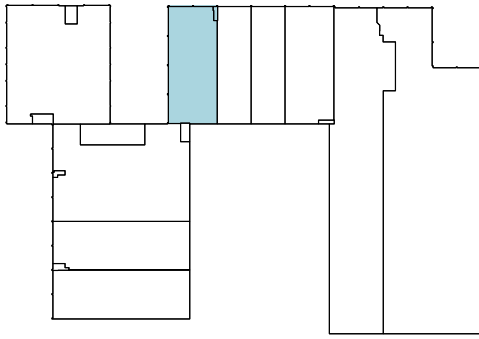
11417 163 Street

±7,297 SF | (1) Dock & (1) Ramp to grade

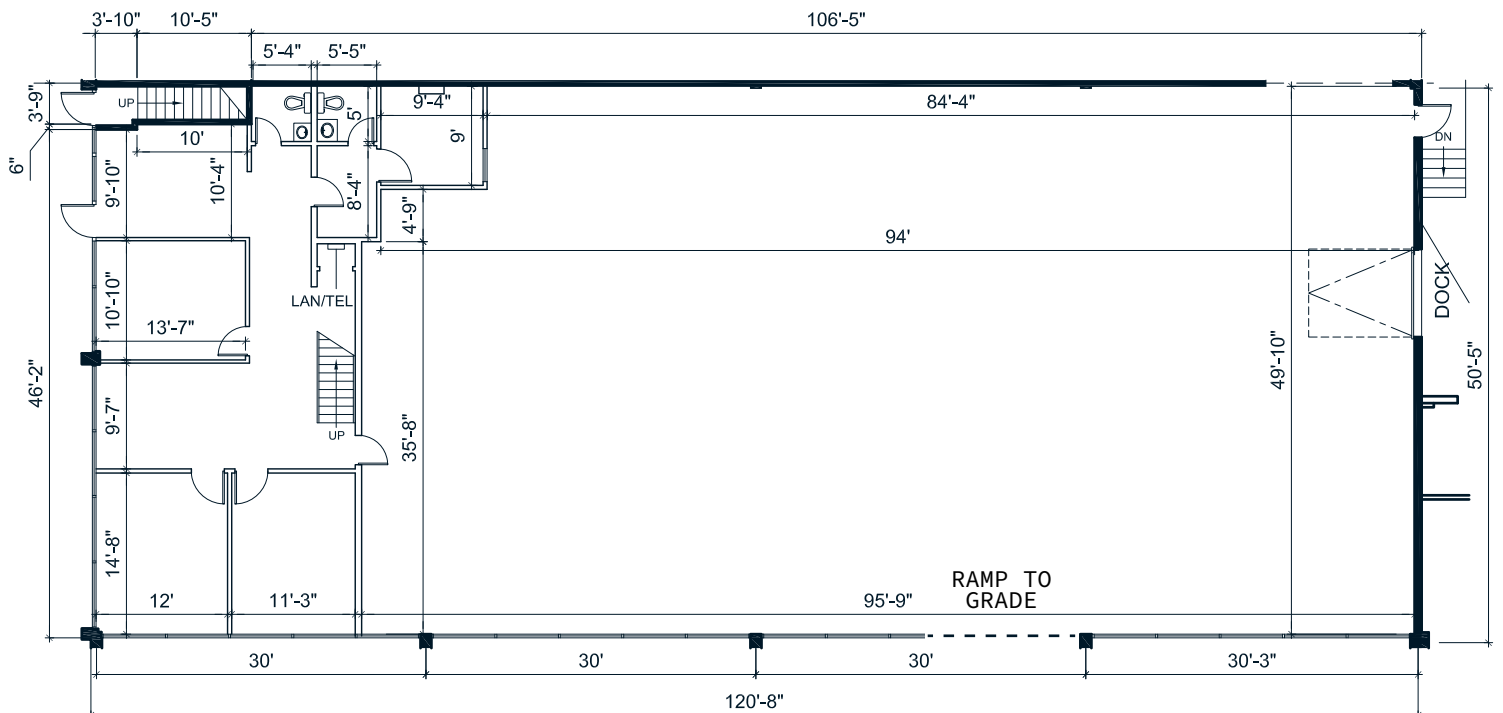
Lease Rate: \$9.50 | Op. Costs: \$5.98

Occupancy: Immediately

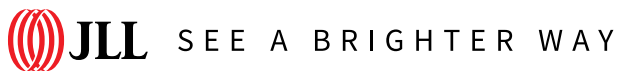
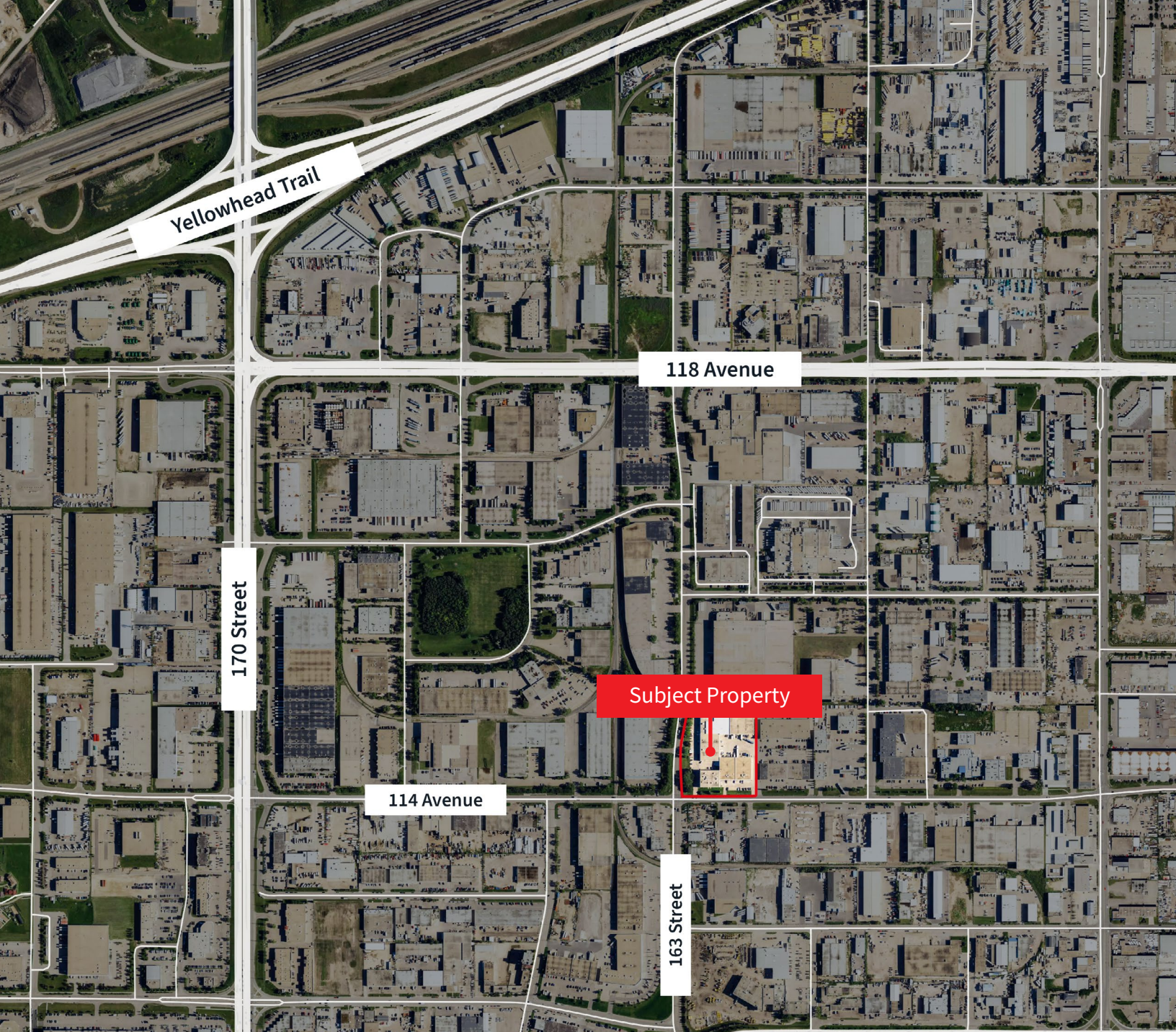




TENANT MEZZANINE



Municipal Address	11417 163 Street
Available Area	Office main floor: ±1,287 SF Office mezzanine: ±1,249 SF Warehouse: ±4,761 SF Total: ±7,297 SF
Zoning	BE - Business Employment
Power	200 Amp (TBC by tenant)
Ceiling Height	21' 5"
Heating	HVAC Forced air
Lighting	LED
Loading	(1) Dock loading (1) Ramp to Grade
Parking	Scramble
Lease Rate (PSF)	\$9.50
Op. Costs (PSF)	\$5.98
Occupancy	Immediately



This institutionally managed warehouses provide tenants the opportunity to lease flexible showrooms with heavy power, dock loading warehouses, cranes and second floor office spaces.

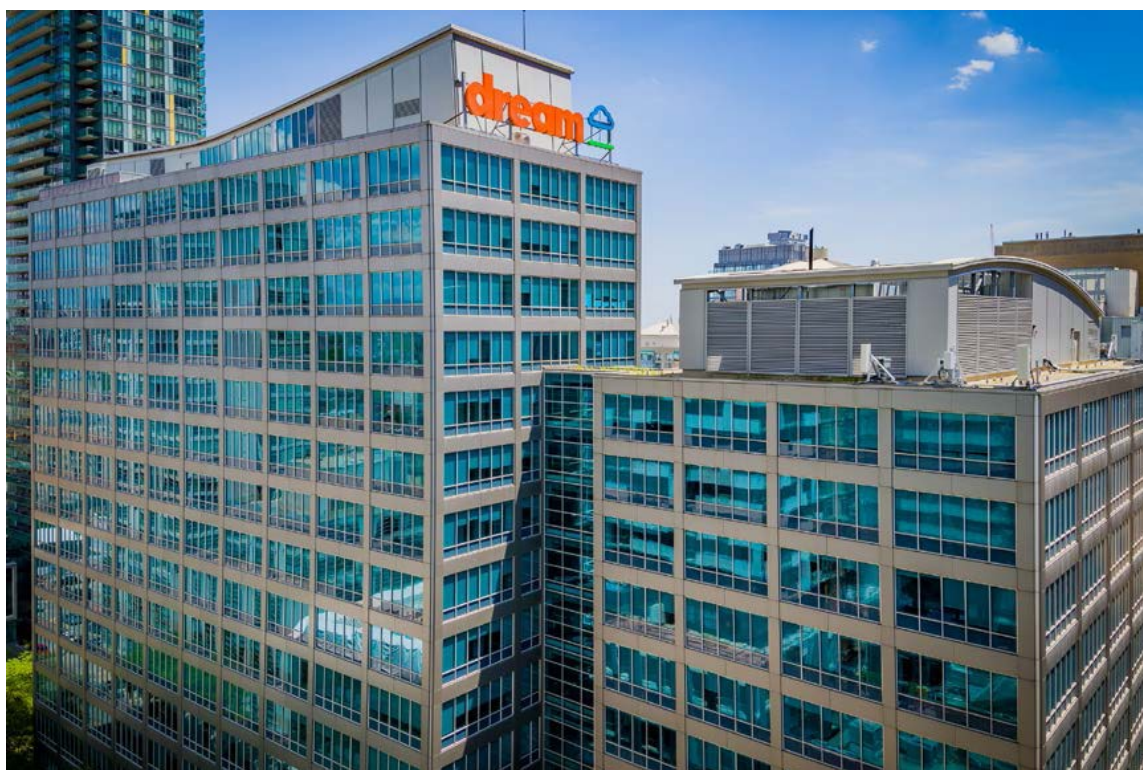
This unique showroom warehouse designs are suitable for both retail and industrial uses, as well as manufacturing and distribution uses.





Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.



Darryl McGavigan

Executive Vice President
780 328 0064
Darryl.McGavigan@jll.com

Adam Butler

Executive Vice President
780 328 0065
Adam.Butler@jll.com

Kent Simpson

Vice President
780 203 0425
Kent.Simpson@jll.com

Bronwyn Scrivens

Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com

Mackenzie York

Associate Vice President
780 920 8463
Mackenzie.York@jll.com

Kailee Campbell

Senior Transaction Analyst
780 328 0069
Kailee.Campbell@jll.com

JLL Edmonton Industrial | Suite 2101, 10088 102 Avenue NW Edmonton, Alberta T5J 2Z1

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