



For Lease

# Alberta Park

163 Street - 114 Avenue | Edmonton, AB

One bay remaining:  $\pm 6,048$  SF

- $\pm 1,249$  SF bonus office mezzanine (not included in GLA)
- 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

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 **JLL** SEE A BRIGHTER WAY





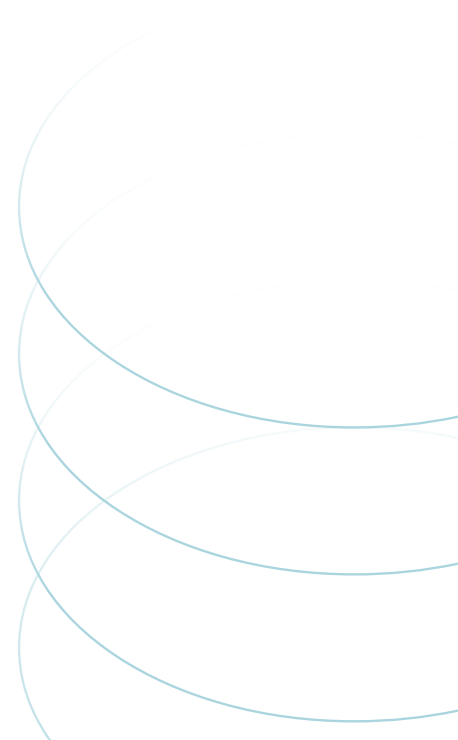
## 11417 163 Street

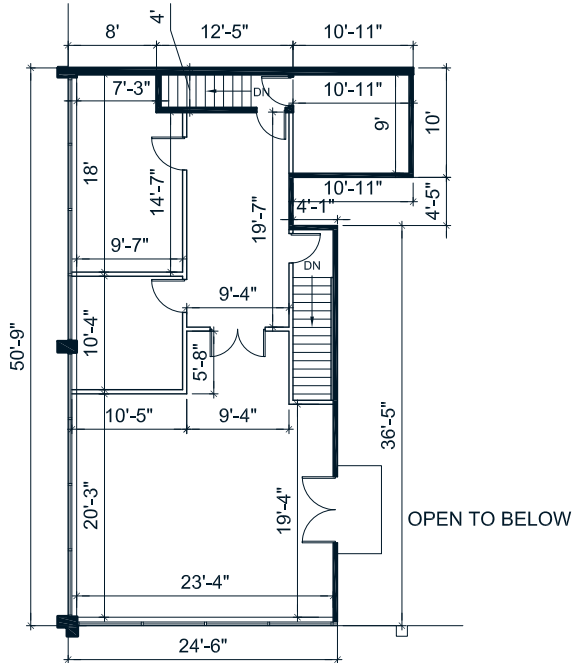
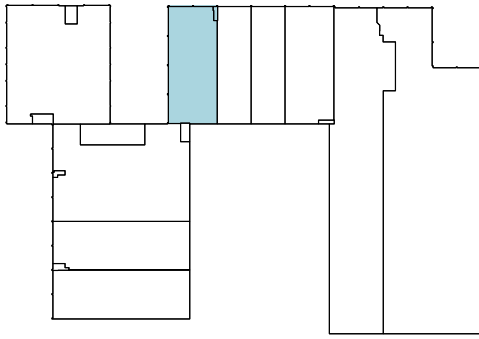
±6,048 SF | (1) Dock & (1) Ramp to grade

Bonus office mezzanine: ±1,249 SF

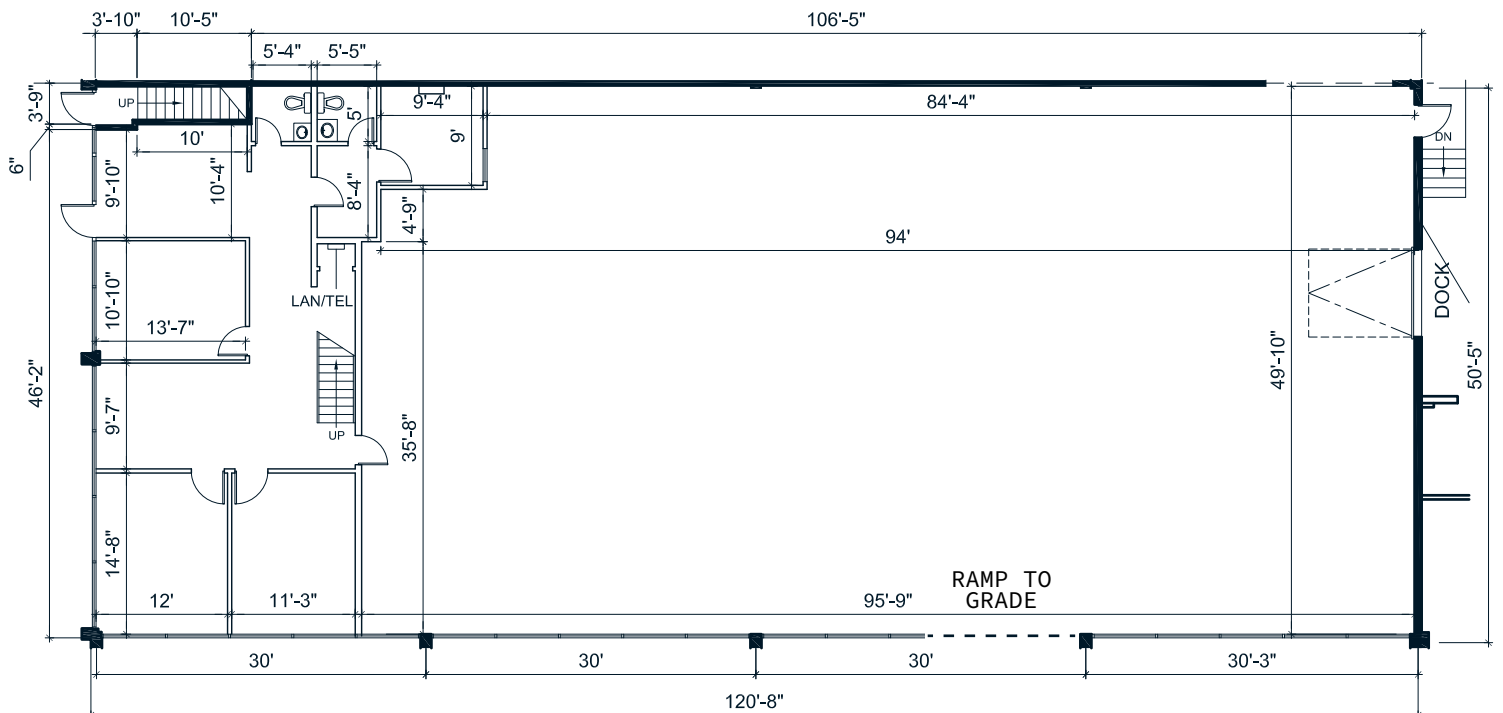
Lease Rate: \$9.50 | Op. Costs: \$5.98

Occupancy: Immediately



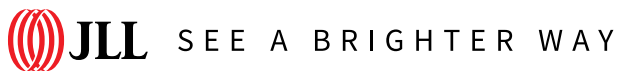
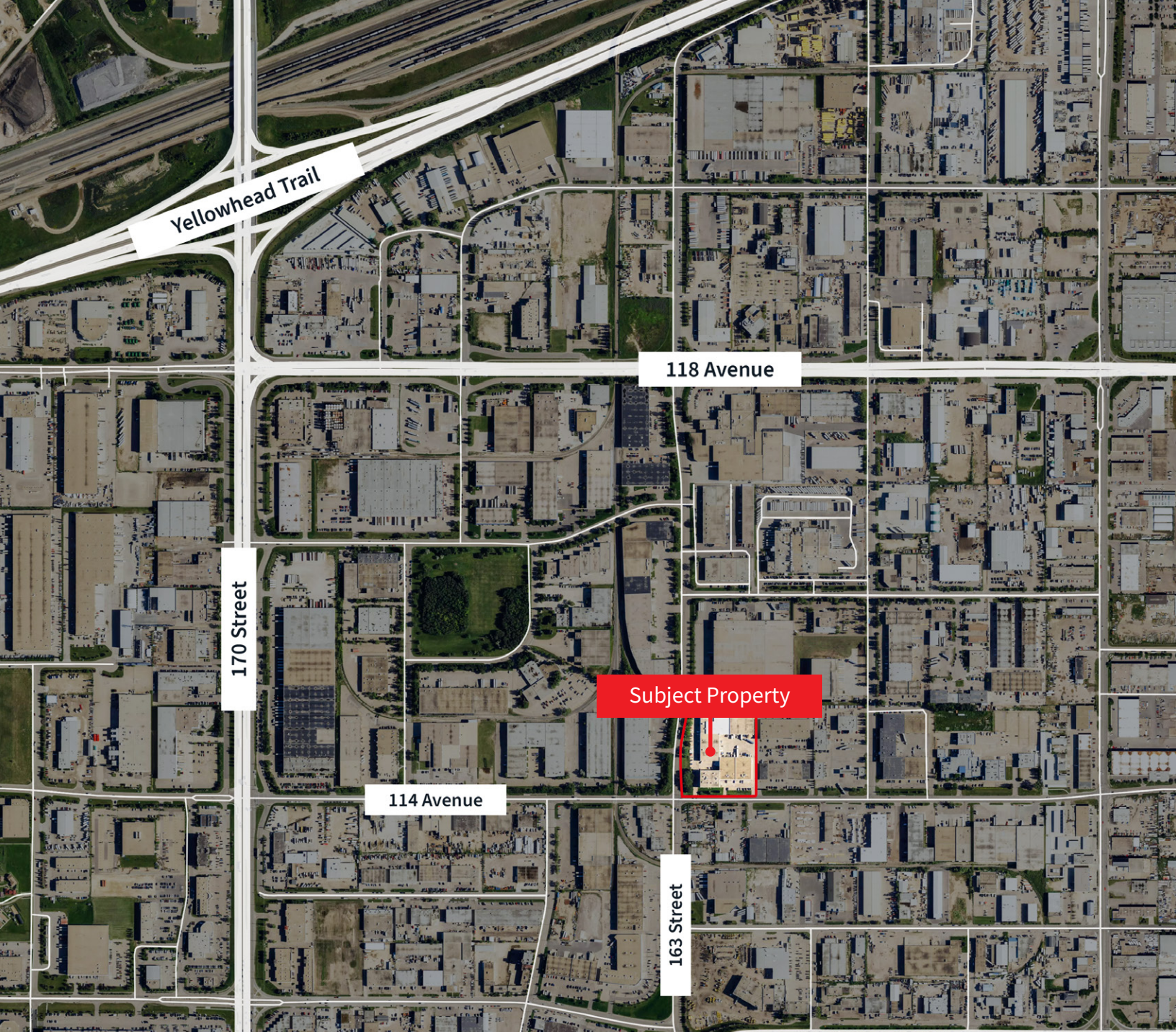


TENANT MEZZANINE



<b>Municipal Address</b>	11417 163 Street
<b>Available Area</b>	Office main floor: ±1,287 SF Warehouse: ±4,761 SF Total: ±6,048 SF Bonus office mezzanine: ±1,249 SF
<b>Zoning</b>	BE - Business Employment
<b>Power</b>	200 Amp (TBC by tenant)
<b>Ceiling Height</b>	21' 5"
<b>Heating</b>	HVAC Forced air
<b>Lighting</b>	LED
<b>Loading</b>	(1) Dock loading (1) Ramp to Grade
<b>Parking</b>	Scramble
<b>Lease Rate (PSF)</b>	\$9.50
<b>Op. Costs (PSF)</b>	\$5.98
<b>Occupancy</b>	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.

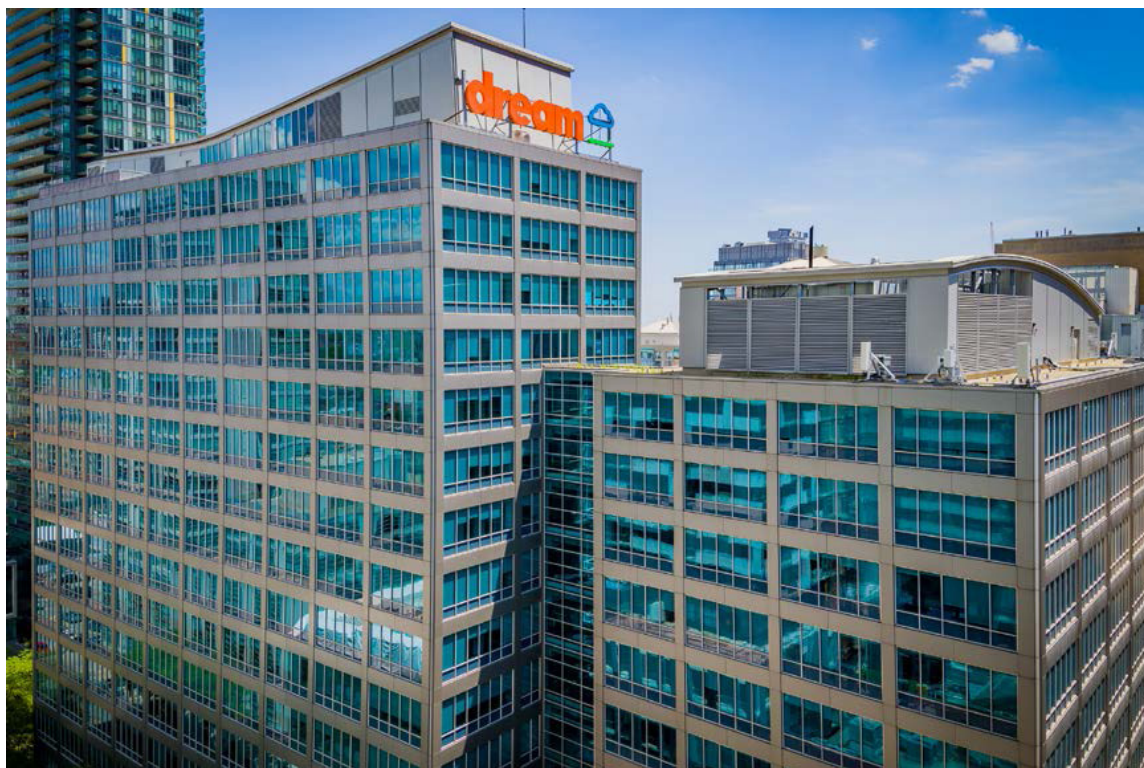






Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity 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.





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