



For Lease

PK111 Multi-Tenant

16645 -16653 111 Avenue | Edmonton, AB

±2,581 SF Grade loading warehouse bay

- Functional grade loading bay with modern office finishes
- Paved yard area available on site
- Prominent location with easy access to main arterials such as 170th Street and 111th Avenue

For more information contact:

Kent Simpson

Vice President

780 203 0425

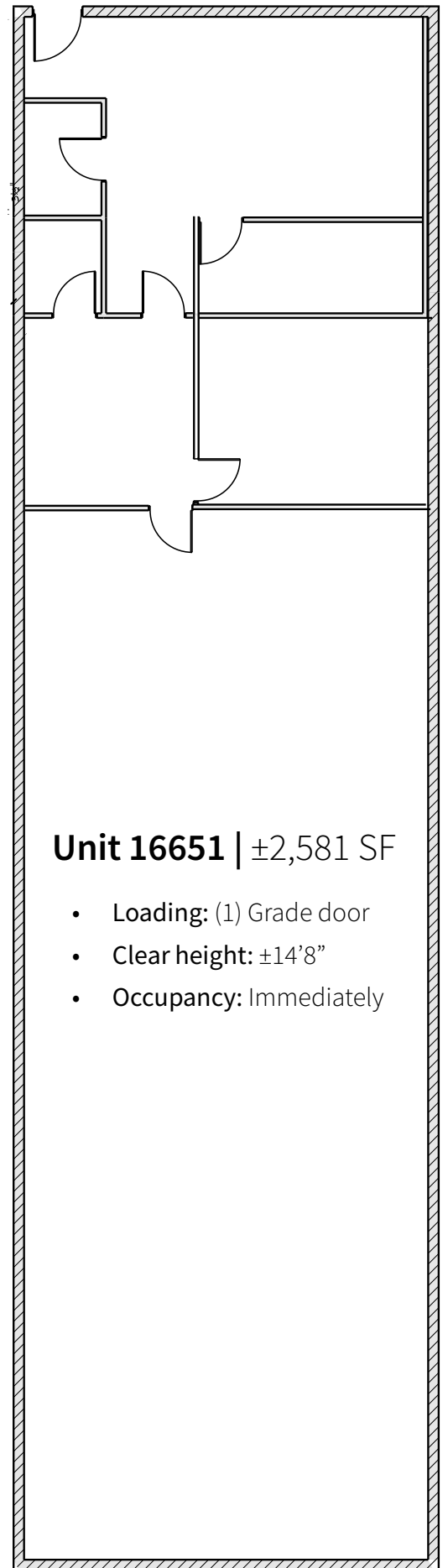
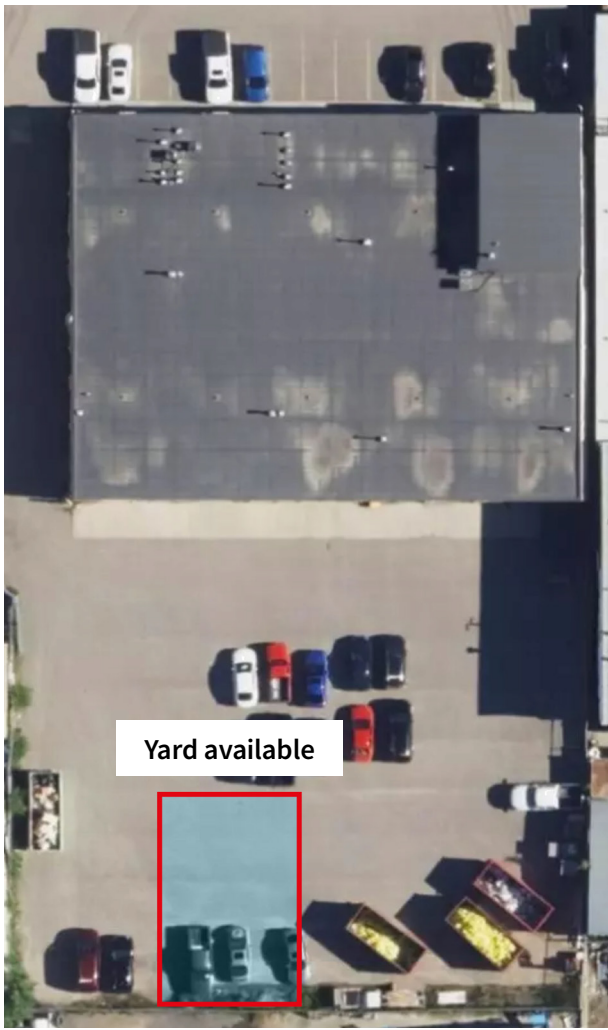
Kent.Simpson@jll.com



Property Details

Municipal Address	16651 111 Avenue
Zoning	IM - Medium Industrial
Market	West Sheffield Industrial
Available Area	±2,581 SF
Year Built	1969
Construction	Concrete block with metal cladding
Bay Depth	98'
Power	100 Amp, 120/240 Volt (TBC by Tenant)
Ceiling Height	14'8"
Heating	Forced air in warehouse

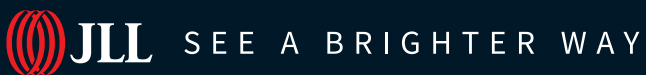
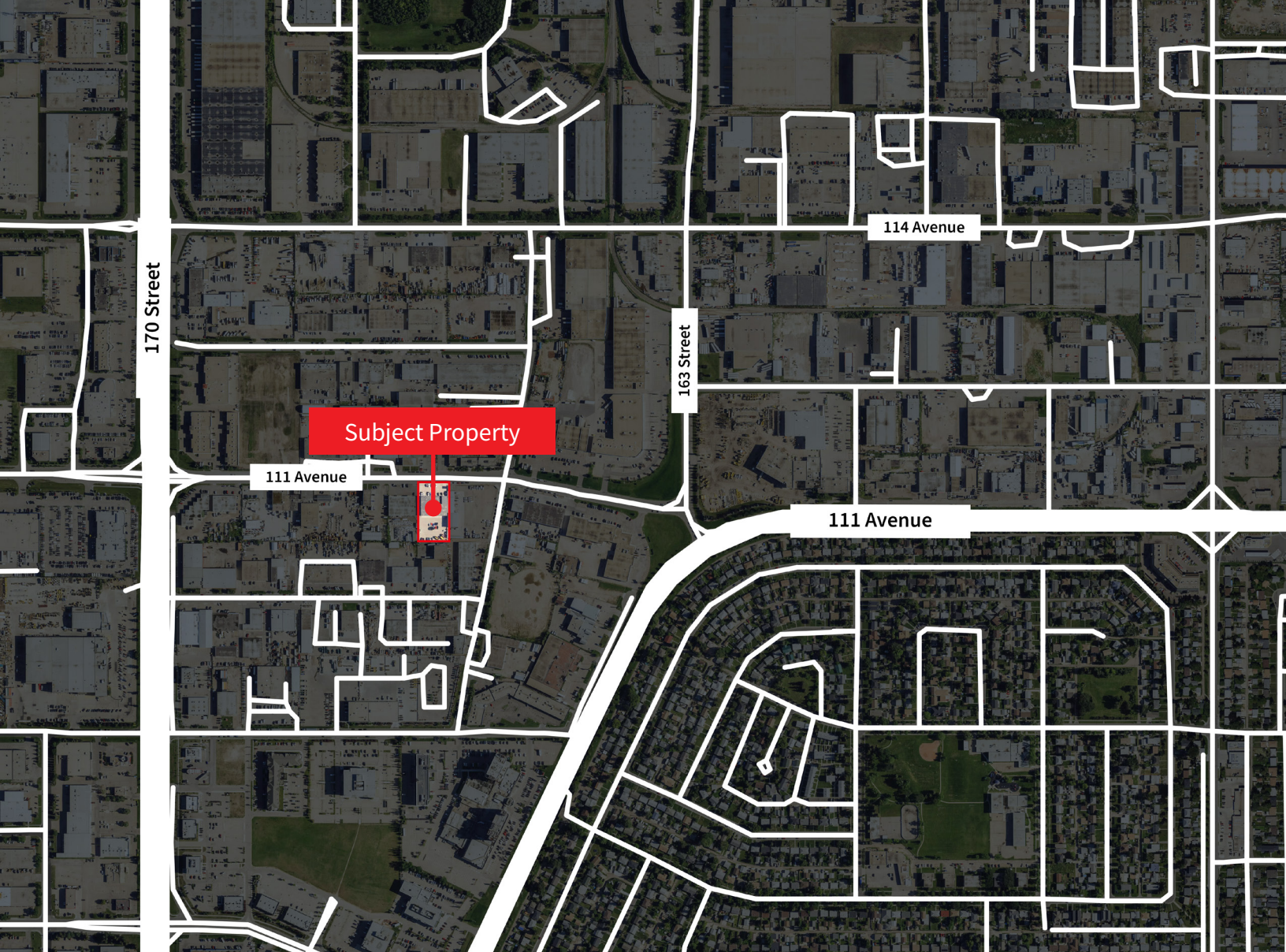
Lighting	LED & Fluorescent
Sump	Yes
Loading	Grade
Yard	Paved yard area is available on site
Lease Rate (PSF)	\$14.00
Op. Costs (PSF)	\$5.50 (2026 estimate)
Occupancy	Immediate



Unit 16651 | ±2,581 SF

- Loading: (1) Grade door
- Clear height: ±14'8"
- Occupancy: Immediately

** Floor plan is for representation purposes and not to scale*



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