

# Norwester Industrial Office & Warehouse

57,592 SF

Remaining

\$6.50 PSF Net

VIEW ONLINE collierscanada.com/27424

#### FEATURED BENEFITS

Opportunity to secure modern office and warehouse space with highly functional features at an economical rate

Facility features include 28' clear ceiling height, dock and oversized grade doors, modern and functional office layout, shipping office, tilt-up concrete panel construction, generous marshaling area, and abundant employee parking

Excellent northwest Edmonton location with quick access to all amentities and major transportation routes including Yellowhead Trail, Anthony Henday Ring Road, Stony Plain Road and main arteries including 184<sup>th</sup> Street and 107<sup>th</sup> Avenue

### HIGHLIGHTS





57,592 SF



T5H0



28'.6"



ZONING



4 Dock 8'6"H x 9'6"W 2 Grade (ramped)



800 Amp 347/600 VOLT POWER



Negotiable

#### COMMENTS

- Modern office features and design, including private offices, bullpen suitable for 12 workstations, 2 boardrooms and lunchroom
- Flex room, locker room, and shipping office







Lease Expiry
SEPTEMBER 2021



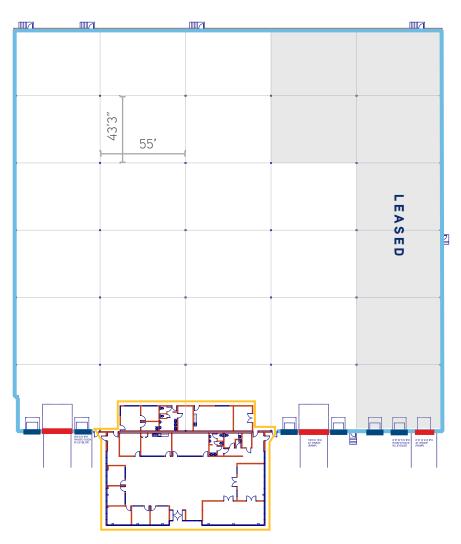


Sublease Rate

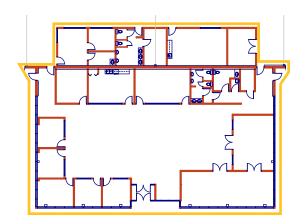
**OPS Cost** 



#### FLOOR PLAN



#### OFFICE SPACE



#### SITE BREAKDOWN



## Industrial: 90% 50,069 SF

70 70 00,007 01



#### Office:

10% 6,078 SF 1,445 SF (Shipping Office)



#### Total Area:

57,592 SF

#### **BUILDING DETAILS**

Column Grid 55' x 43'3"

Fire Supression Sprinklered

Construction Concrete tilt-up panel

Office - AC
Warehouse - O/H unit heaters w/ radiant heating at loading doors

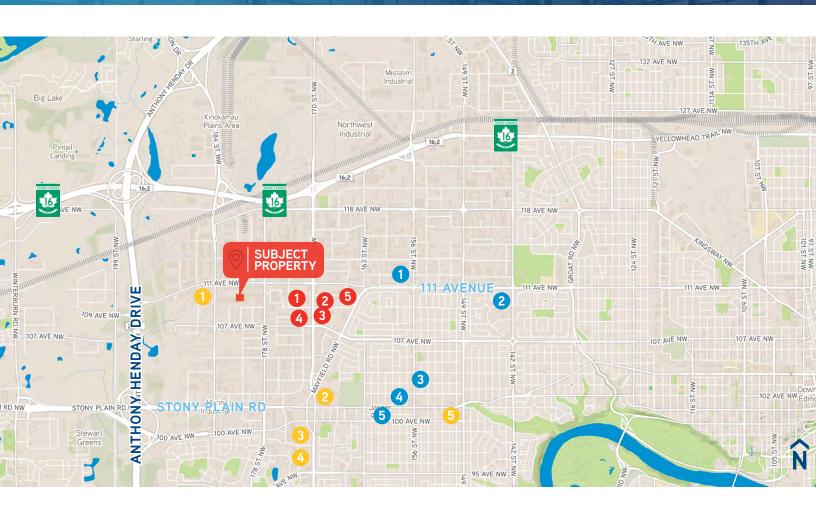
#### LEGEND

WAREHOUSE SPACE
OFFICE SPACE
DOCK LOADING
GRADE LOADING

18150 109 AVENUE, EDMONTON // FOR SUBLEASE

# ACCESS A HOST OF NEIGHBOURING AMENITIES





#### GAS STATIONS

- 1 Esso
- 2 Husky
- 3 Domo
- 4 Esso
- Canadian Tire Gas

#### COFFEE & TREATS

- 1 Tim Hortons
- 2 Second Cup Coffee
- Starbucks
- Second Cup Coffee
- Starbucks

#### FOOD & DRINK

- Wendys
- 2 IHOP
- 3 Fatburger
- 4 Swiss Chalet
- 6 Rockin' Robyns

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