



18150
109 Avenue
Edmonton, AB

FOR SUBLEASE

Norwester Industrial Office & Warehouse

57,592 SF
Remaining

\$6.50
PSF Net



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 amenities and major transportation routes including Yellowhead Trail, Anthony Henday Ring Road, Stony Plain Road and main arteries including 184th Street and 107th Avenue

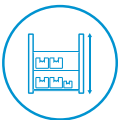
HIGHLIGHTS



57,592 SF
TOTAL AREA



T5HO
LIGHTING



28'6"
CLEAR HEIGHT



IM
ZONING



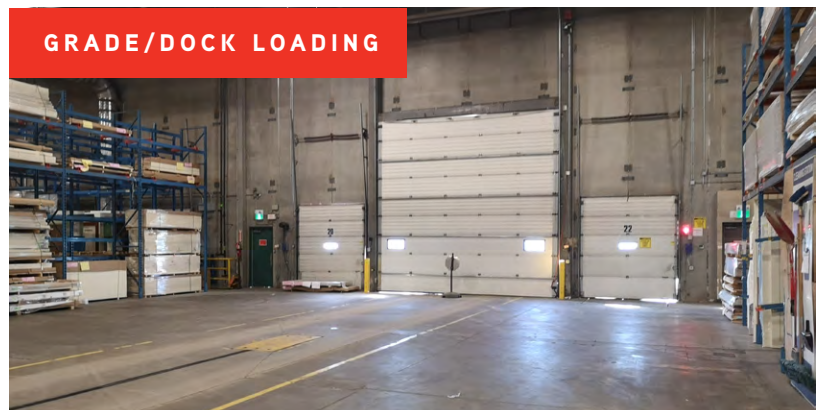
4 Dock
8'6" H X 9'6" W
2 Grade (ramped)
19' W X 18' H



800 Amp
347/600 VOLT POWER



Negotiable
OCCUPANCY



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

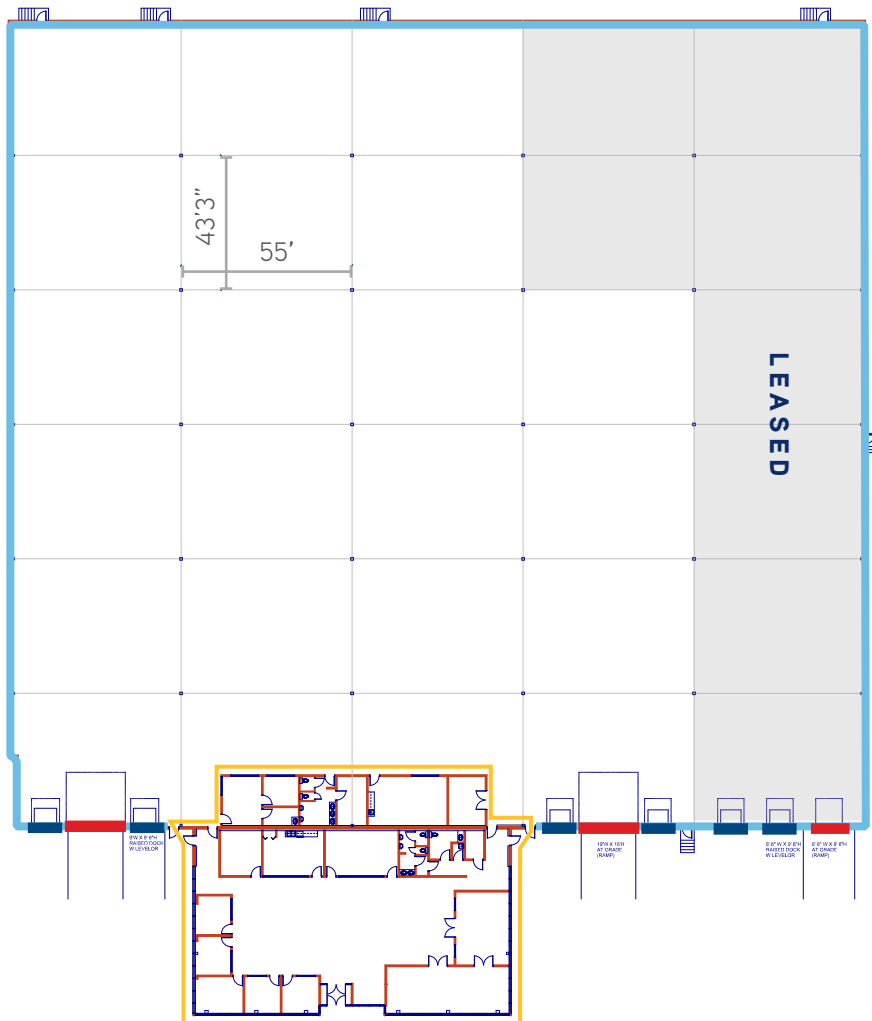


Sublease Rate

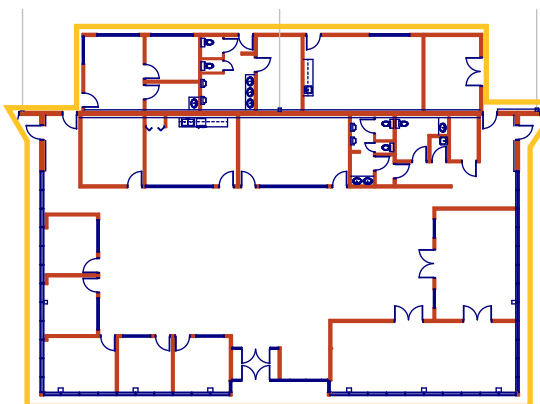


OPS Cost

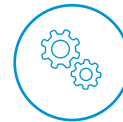
FLOOR PLAN



OFFICE SPACE



SITE BREAKDOWN



Industrial:

90% 50,069 SF



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

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

LEGEND

WAREHOUSE SPACE

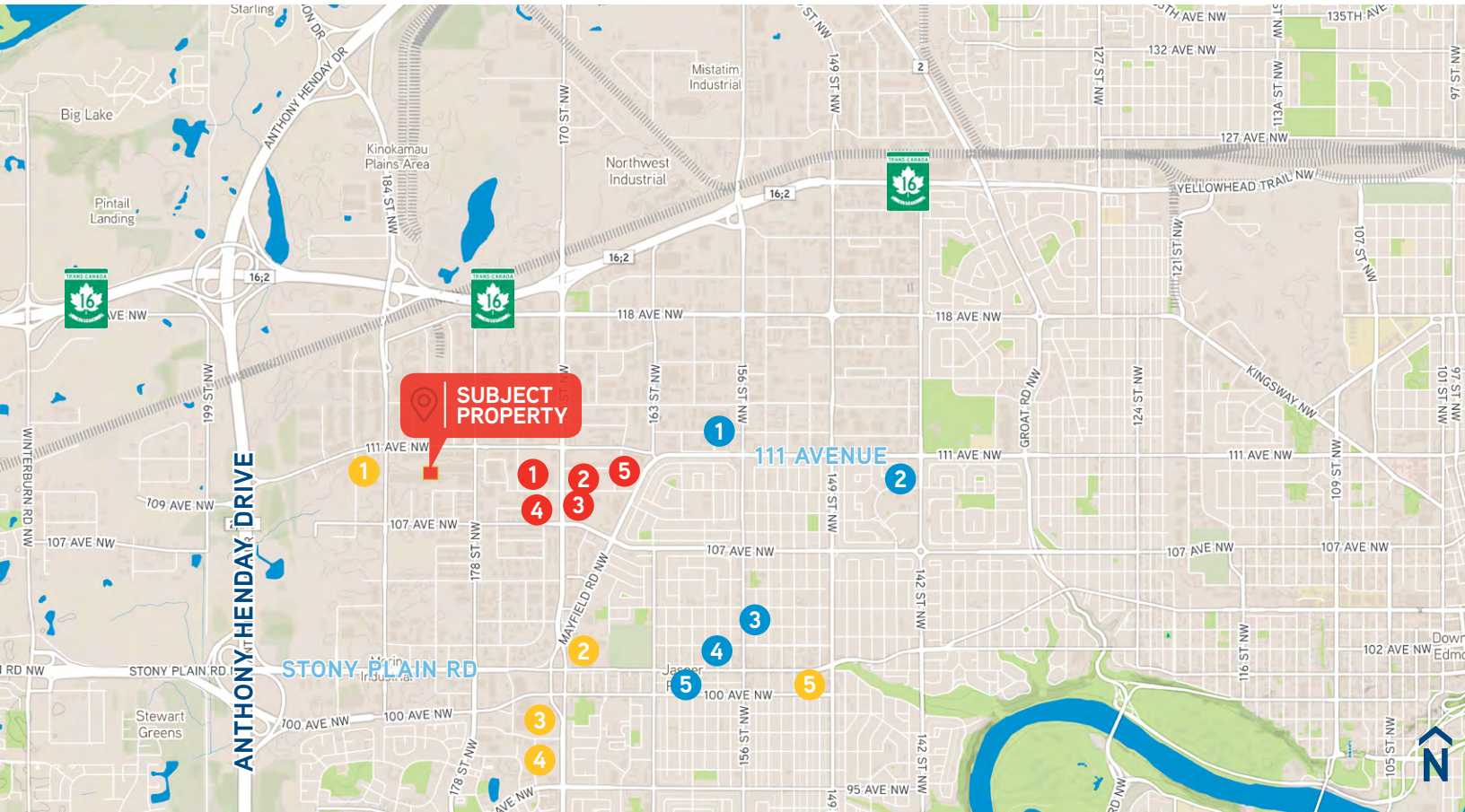
OFFICE SPACE

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
- 5 Canadian Tire Gas

COFFEE & TREATS

- 1 Tim Hortons
- 2 Second Cup Coffee
- 3 Starbucks
- 4 Second Cup Coffee
- 5 Starbucks

FOOD & DRINK

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

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