

**Omada**  
COMMERCIAL

# 178 BUSINESS PARK

11616 & 11620 178 STREET  
EDMONTON | AB

**THREE  
BUILDINGS  
AVAILABLE**

**FOR LEASE**



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# PROPERTY OVERVIEW



## HIGHLIGHTS

- **MULTIPLE SHOWCASE AND WAREHOUSE OPPORTUNITIES**
- Excellent exposure and access to 178 Street
- Cross access, dock and grade loading
- Ample onsite surface parking
- Quick access to 118 Avenue, Yellowhead Trail and Anthony Henday Drive
- Join Araam Sleep Products and Healthy Bedroom

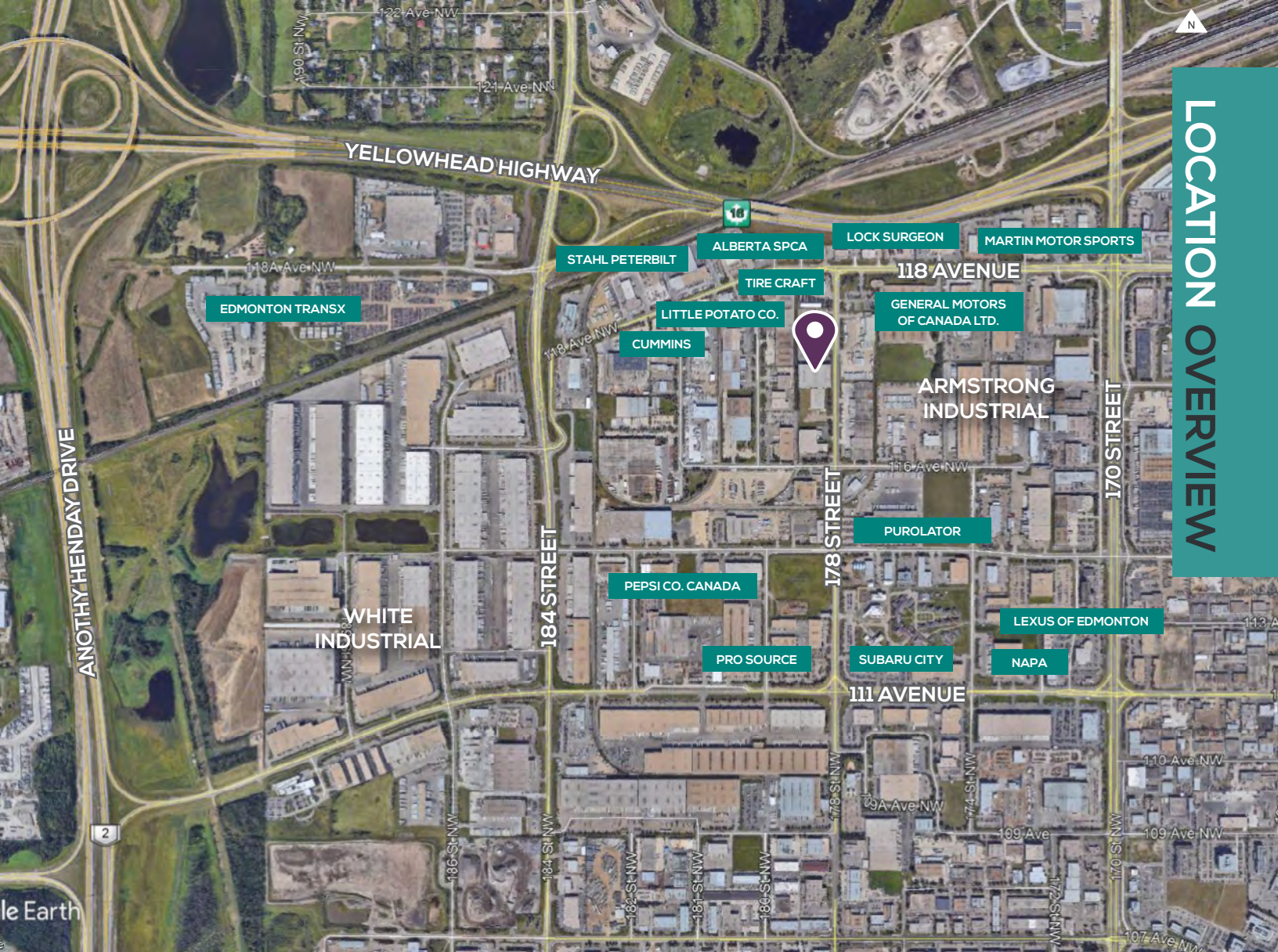
## FEATURES

- **#1 Warehouse:** 32,274 SF
- **#2 Cross Access Bays:** 18,579 SF
- **#3 Showroom & Warehouse:** 5,655 SF up to 15,580 SF (Plus 2,745 SF mezzanine)
- **Available:** Immediately
- **Municipal:** 11616 & 11620 178 Street, Edmonton, AB
- **Legal:** Lot 8, Block 4, Plan 9020764
- **Access:** 178 Street (2 points)
- **Zoning:** DC2 (Site Specific Development Control Provision)
- **Op. Costs:** \$3.50 PSF (2019 est.)
- **Loading:** Grade, dock & cross-access
- **Parking:** Paved surface stalls
- **Signage:** Fascia & monument
- **Tenants:** Araam Sleep Products  
Healthy Bedroom
- **Traffic:** 13,100 VPD along 178 Street

## MARKET ACCESS & TRAFFIC



- 1 minute drive to Yellowhead Trail
- 3 minute drive to Anthony Henday
- 13,100 VPD on 178 Street
- 12,300 VPD on 118 Avenue



## LOCATION OVERVIEW

## OPPORTUNITY

**THIS PROMINENT BUILDING IN THE CITY'S NORTH WEST HAS VARIOUS SPACES TO SUIT MANY DIFFERENT REQUIREMENTS.**

From showcase to warehousing space this property would be suitable for everything from automotive uses to furniture sales.

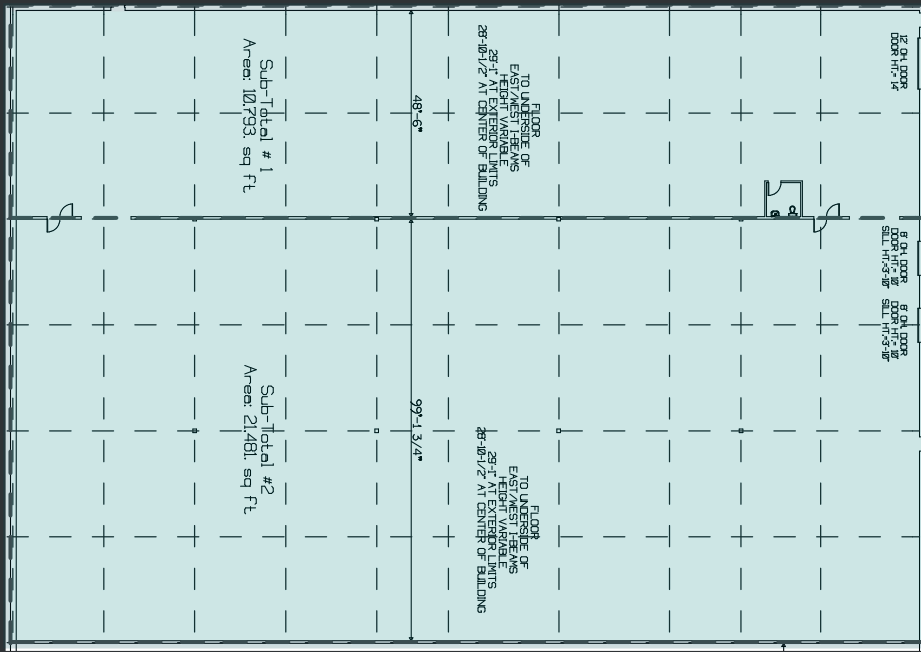
Located on 178 Street just south of 118 Avenue the property is easily accessed from both Yellowhead Trail, the Anthony Henday as well as 170 Street. The property can accommodate grade, dock and cross-access loading, has large marshalling areas and ample paved surface parking stalls. With multiple demising options this property has the space to suit your needs.

# #1 WAREHOUSE DETAILS



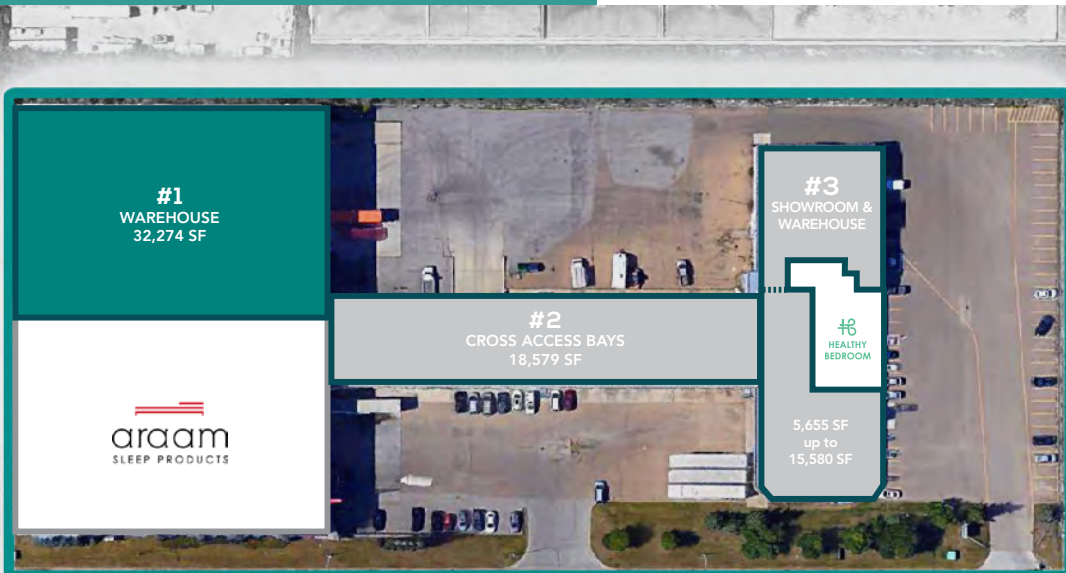
**BASIC RENT: \$3 PSF**

## SITE PLAN



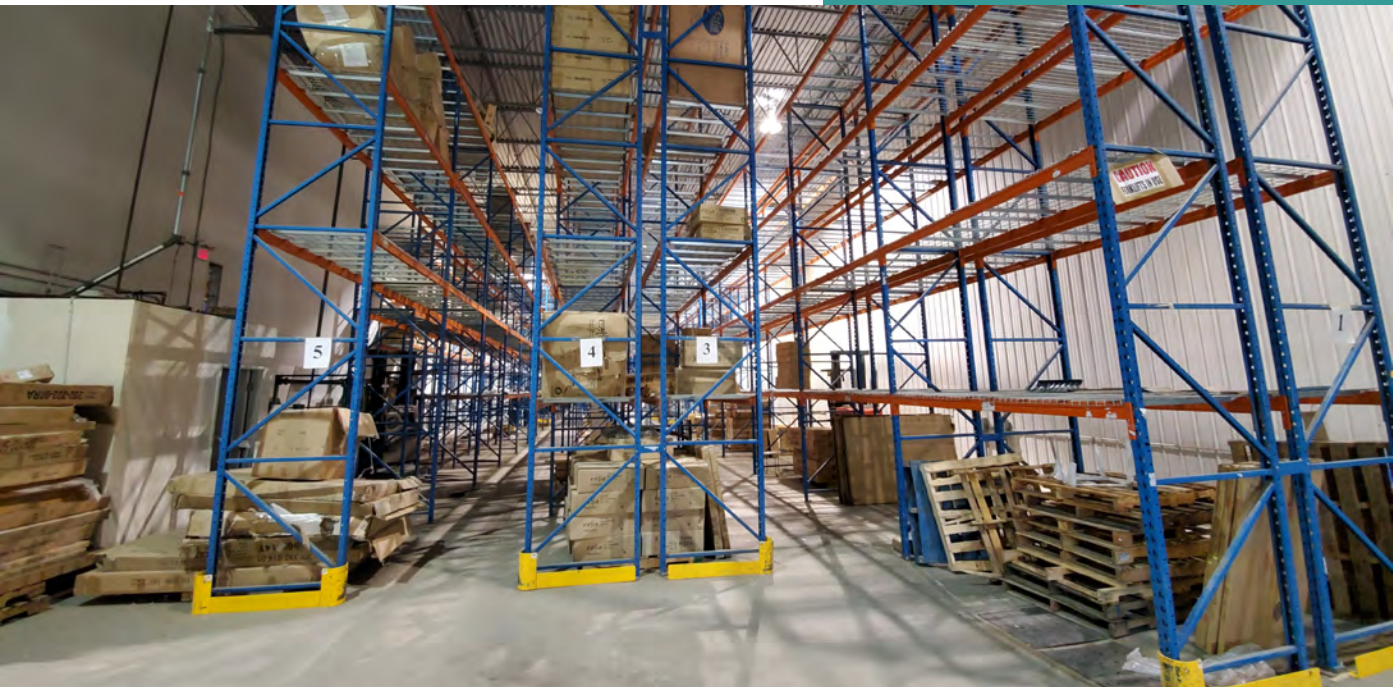
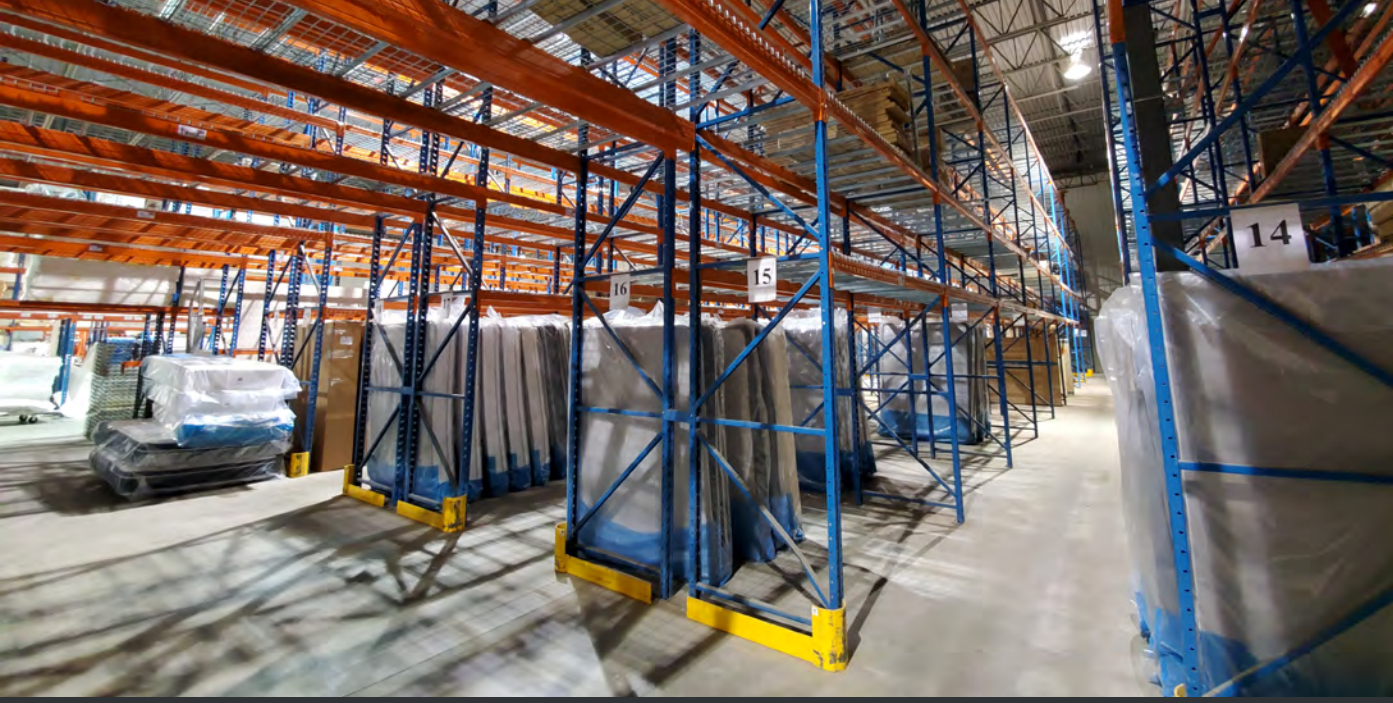
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- **Size:**  
32,274 SF
- **Basic Rent:**  
\$3 PSF
- **Ceiling Height:**  
28' 10" Clear
- **Grade Loading:**  
One (1)  
12' Overhead Door
- **Dock Loading:**  
Two (2)  
8' Overhead Doors



**178 STREET (13,100 VPD)**

#1 WAREHOUSE PHOTOS





BASIC RENT: \$3 PSF

## #2 CROSS ACCESS BAYS



▪ **Size:**  
18,579 SF

▪ **Basic Rent:**  
\$3 PSF

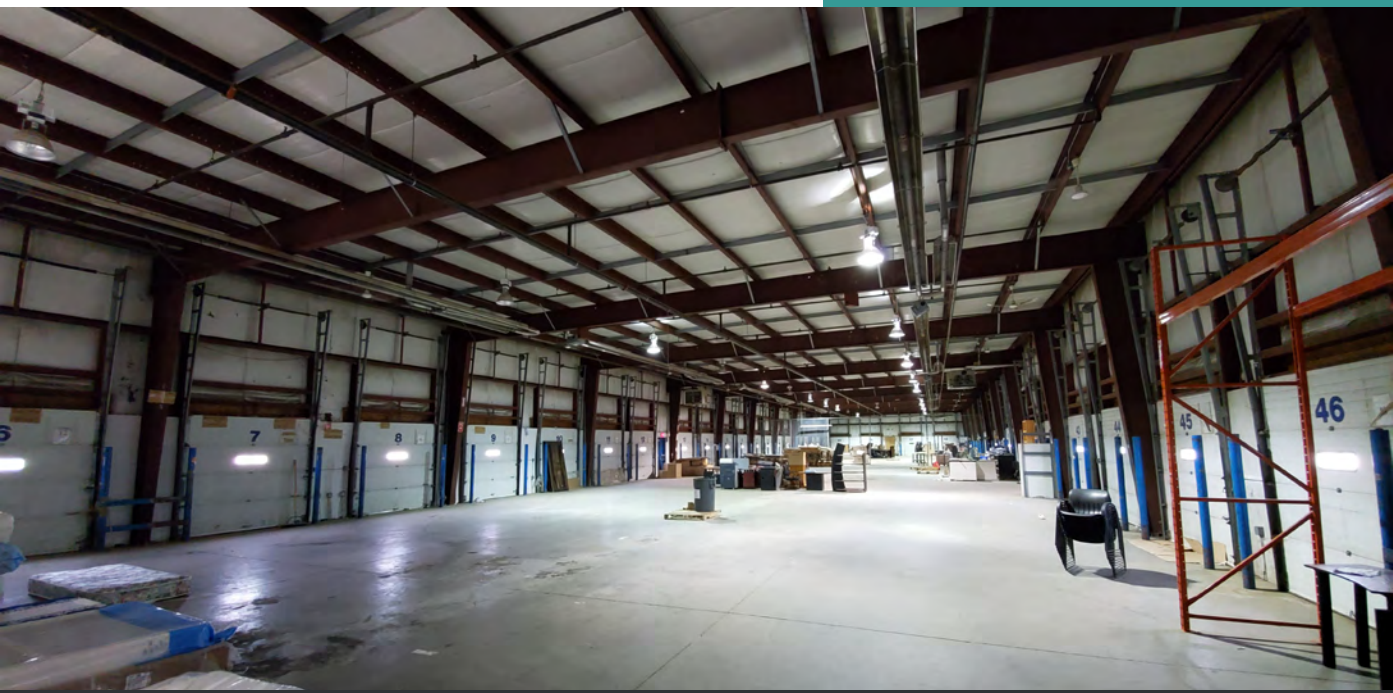
▪ **Ceiling Height:**  
16'11" clear

▪ **Loading:**  
Forty-eight (48) 8' Overhead Doors  
(Twenty-four (24) Cross Access)



178 STREET (13,100 VPD)

#2 CROSS ACCESS BAYS PHOTOS





**BASIC RENT: \$6 PSF**

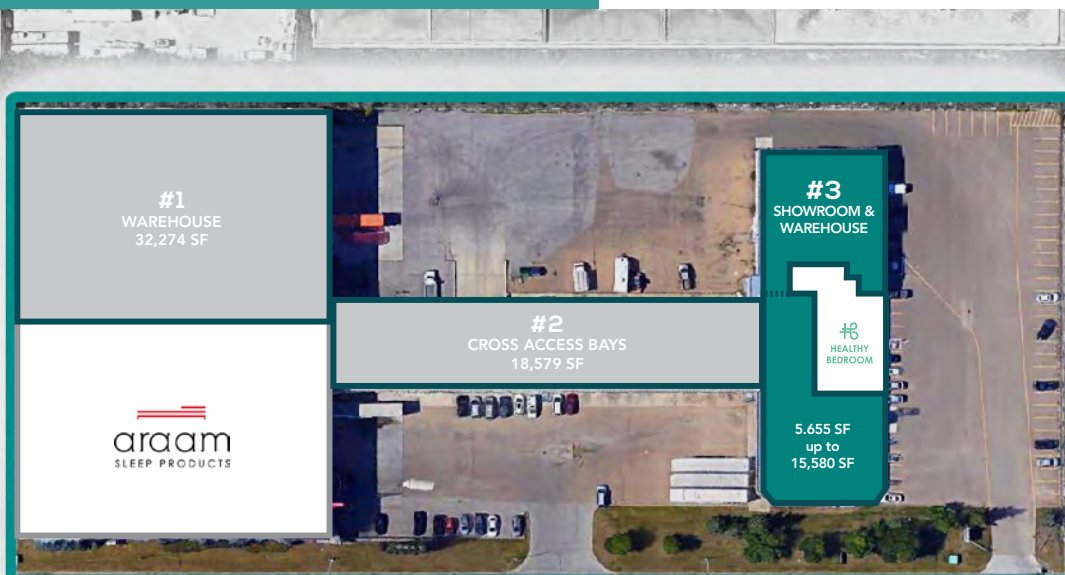
## #3. SHOWCASE & WAREHOUSE



- **Size:**  
5,655 SF up to 15,580 SF  
(Plus 2,745 SF mezzanine)

- **Basic Rent:**  
\$6 PSF

- **Grade Loading:**  
Five (5)  
12' Overhead Doors



178 STREET (13,100 VPD)





#3 SHOWROOM & WAREHOUSE PHOTOS



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