

**AVISON
YOUNG**



Skyline Rampart Business Park

Multiple availabilities for lease

142 Street & 157 Avenue, Edmonton, Alberta



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Skyline Rampart Business Park



FOR LEASE

Modern industrial at it's best

Positioned next to Anthony Henday Drive, Skyline Rampart Business Park has been designed to provide tenants with the highest quality buildings in a location that provides convenient access to all parts of Edmonton and the Northern Alberta region while still offering staff and customers an array of retail amenities only minutes away. The buildings have been designed with modern amenities and features such as 28' clear ceiling heights, increased floor slab thickness and an attractive and distinctive building design. The design of the business park also allows great flexibility with numerous design options on the balance of the site to suit specific tenant requirements or design builds.



State of the art distribution space with sustainable design elements incorporated throughout the buildings and the site



Attractive design and curb appeal



Large marshalling areas between buildings

FOR LEASE

About the Property

Best in class construction

- Concrete loading aprons
- Excellent access and egress
- Energized parking for staff and clients
- Opportunity for mezzanine development

Options for all businesses

- Space for all business sizes
- Grade and dock loading

Strategic location

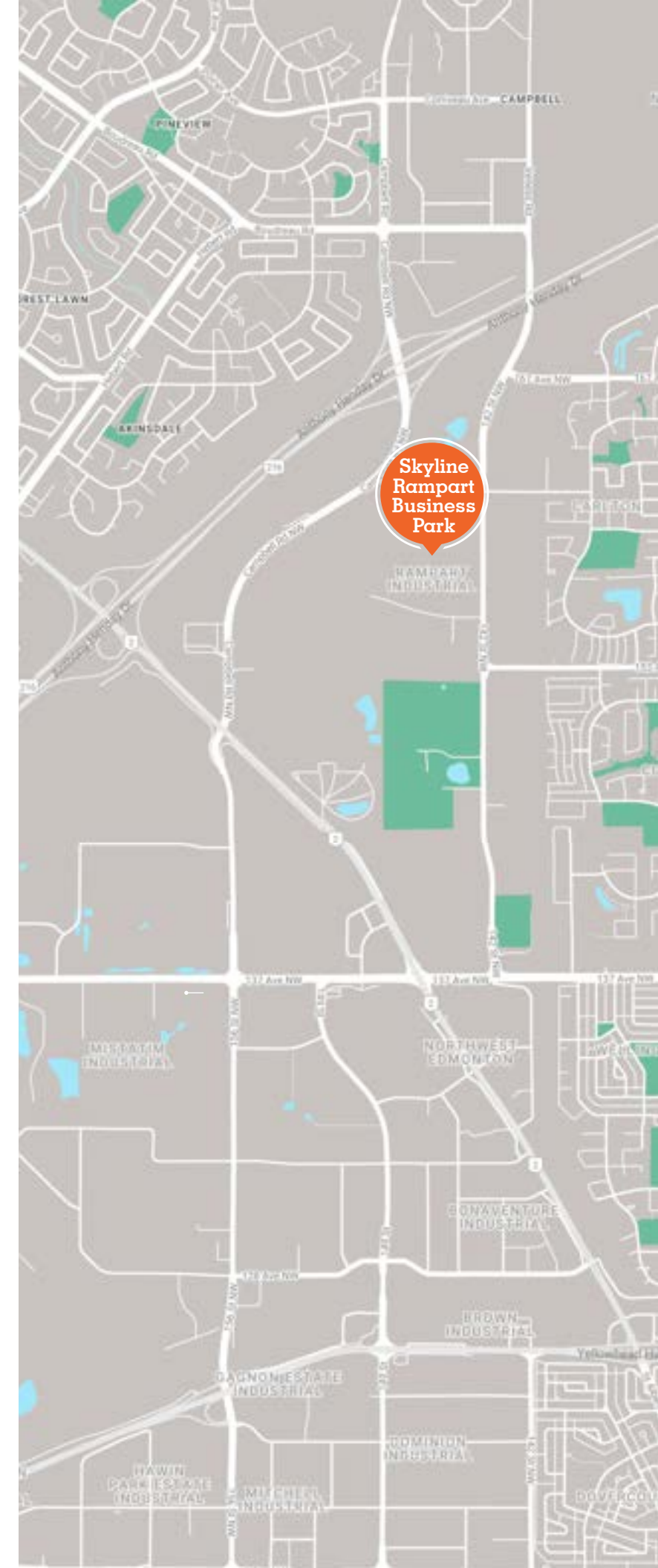
- Immediate access to 142 Street
- Only minutes away from major transportation routes including Anthony Henday Drive and St. Albert Trail/HWY 2

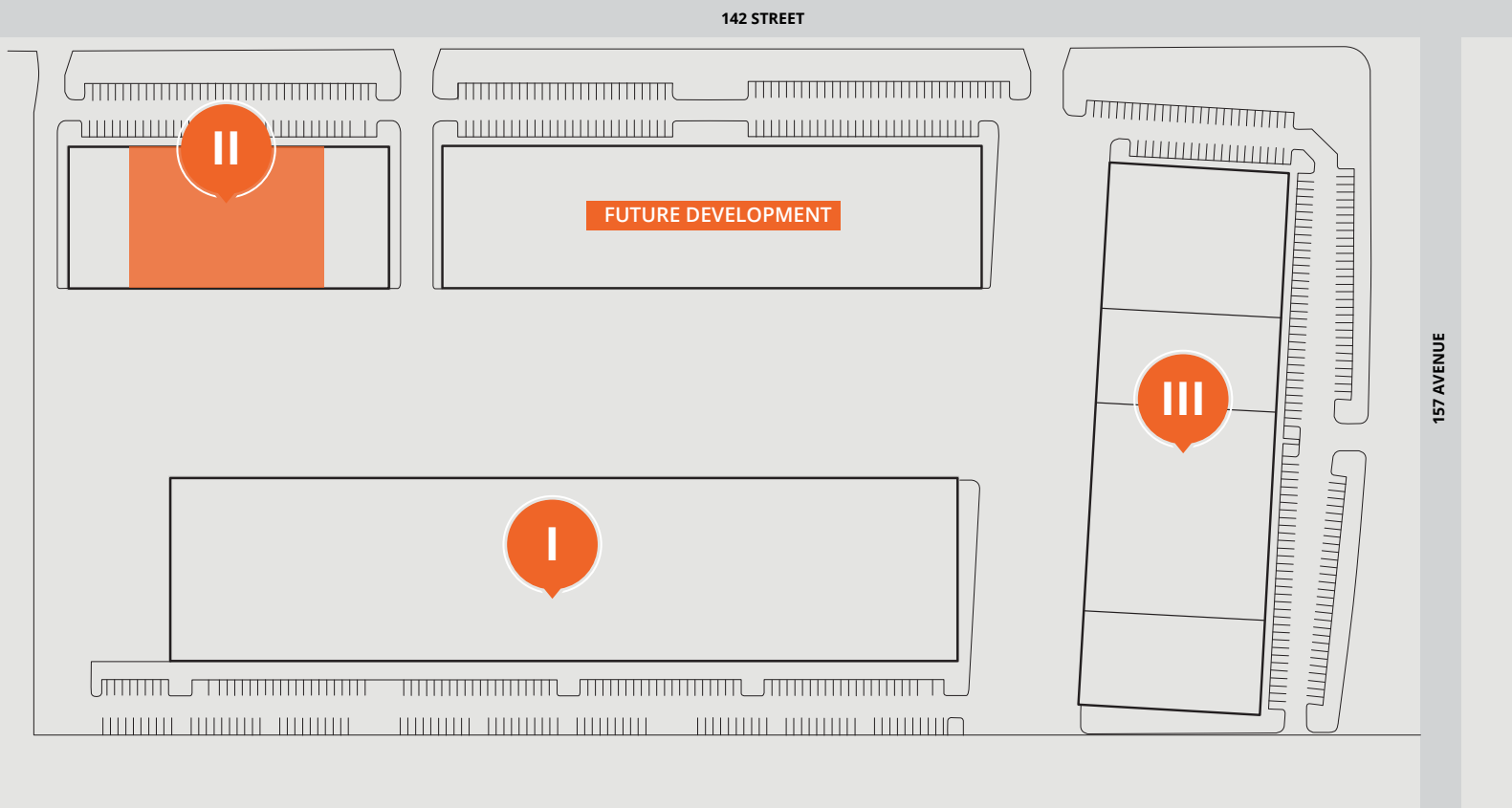
Drive times

Anthony Henday Drive (NW)	2 mins
Shopping Centres	3 mins
St. Albert Trail/HWY 2 gateway to Alberta's industrial heartland	6 mins
Downtown	20 mins
Edmonton International Airport	40 mins

Strong ownership

The Skyline Industrial REIT portfolio comprises professionally managed and maintained industrial real estate in strong and growing Canadian markets with a focus on acquiring modern industrial assets. They believe in strong communication, transparency, and being reliable and proactive to continuously provide clients with excellence and peace of mind operations.





Building I

144 Street & 157 Avenue, Edmonton

Total Building Area 176,853 SF

Area Available FULLY LEASED



Building II

15820/24/28 - 142 ST NW, Edmonton, AB

Total Building Area 56,782 SF

Area Available **Up to 31,662 SF**



Building III

157 AVE & 142 ST NW, Edmonton, AB

Total Building Area 119,790 SF

Area Available FULLY LEASED

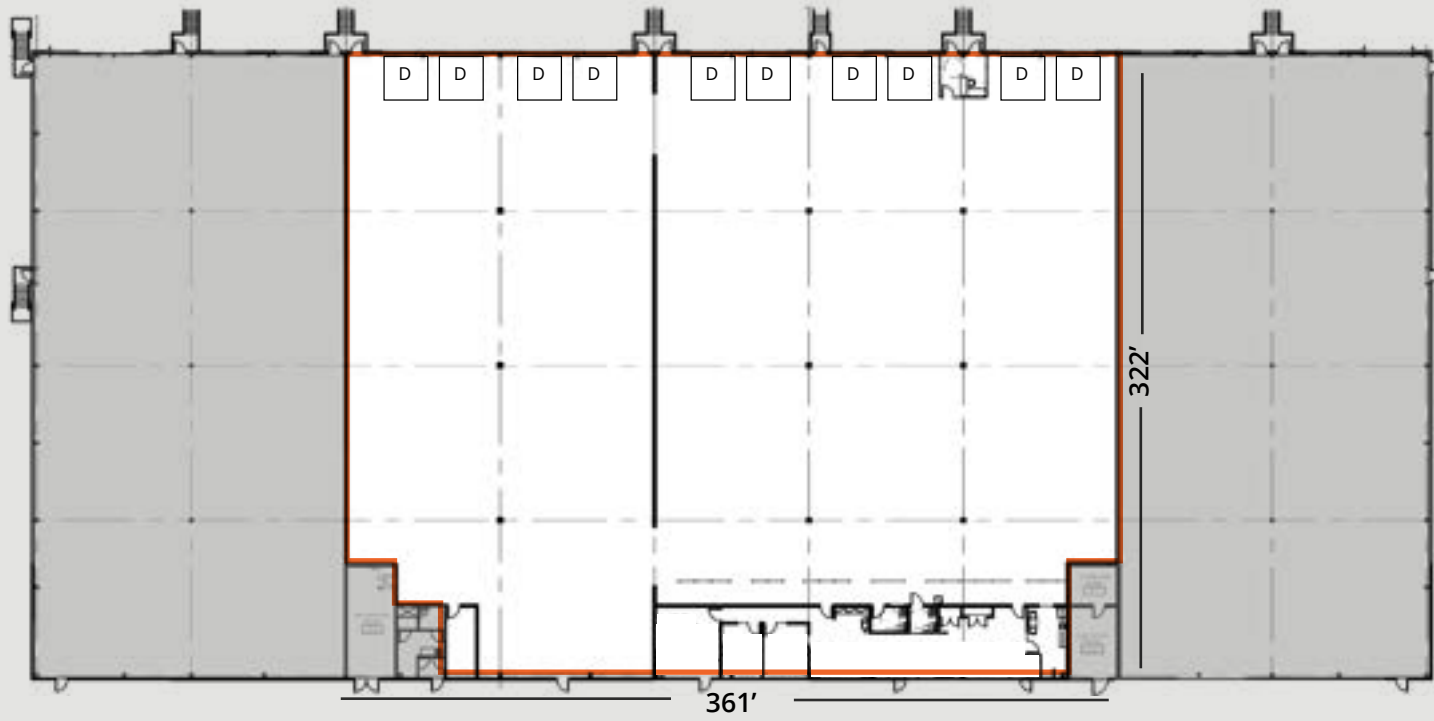


Amenities nearby

1. Walmart
Sobeys
Denny's
Browns Socialhouse
Dollarama
RBC
LA Fitness
Dairy Queen
2. Save-On Foods
Shoppers Drug Mart
Church's Texas Chicken
Tim Hortons
Shell
3. The Home Depot
Real Canadian Superstore
Best Buy
Staples
TD Canada Trust
Shoppers Drug Mart
Michaels
Starbucks
Burger King
Mobil Oil
Alberta One-Stop Registry
Dollar Tree
4. Cineplex Cinemas VIP
Christy's Corner
Moxies
North Edmonton Kia
Long & McQuade
Louisiana Purchase



D - Dock Loading



Skyline Rampart Business Park

Building II



Building II

📍 15820/24/28 - 142 ST NW, Edmonton, AB
Units 15820 & 15812

Available	January 1, 2023
Total Rentable Area	Up to 31,662 SF
Loading	10 x Dock (9' x 10') with levellers
Power	347/600 volts, 250 amps
Ceiling Height	28' clear
Flooring	Reinforced 8" floor slab
Zoning	IM - Medium Industrial
Op Costs	TBD
Asking Rate:	Market

Features

- Office space consists of two offices, boardroom, lunchroom and ample office development space
- Warehouse provides reinforced floor slabs to accommodate increased racking loads, shop office, washrooms, washing station and 9' x 10' loading docks with levellers and electric openers
- State of the art distribution space with sustainable design elements integrated throughout the buildings and site
- Sensored LED lighting throughout warehouse
- Opportunity for mezzanine development
- Tenant improvement allowance available
- Great location with quick access to Anthony Henday Drive, Yellowhead Trail and Highway 16A



**If you would like more
information on this property
please get in touch.**

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