

FOR LEASE

# Skyline Westpoint Business Park

110 Avenue & 178 Street  
Edmonton, AB



**Grant Ranslam**  
Principal  
780.702.5853  
grant.ranslam@avisonyoung.com

**Rob Iwaschuk**  
Principal  
780.907.0554  
rob.iwaschuk@avisonyoung.com

**AVISON  
YOUNG**

  
**SKYLINE**  
INDUSTRIAL REIT

# Skyline Westpoint Business Park



# Skyline Westpoint Business Park



## Building I

**181 Street & 111 Avenue, Edmonton**

Total Building Area 186,872 SF

Area Available FULLY LEASED

## Building II

**180 Street & 111 Avenue, Edmonton**

Total Building Area 79,279 SF

Area Available FULLY LEASED



## Building III

**178 Street & 111 Avenue, Edmonton**

Total Building Area 75,358 SF

Area Available **20,300 sf**



**FOR LEASE**

## About the Property

- Ideal for a wide variety of users including distribution, third party logistics operations, light manufacturing and as an auxiliary warehouse
- 28' clear ceiling heights
- Large truck marshalling area
- Dock and grade loading combinations
- Grade and dock loading



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

## Building IV

**180 Street & 111 Avenue, Edmonton**

Total Building Area 290,109 SF

Area Available FULLY LEASED



## Building V

**181 Street & 111 Avenue, Edmonton**

Total Building Area 93,654 SF

Area Available FULLY LEASED



# Skyline Westpoint Business Park

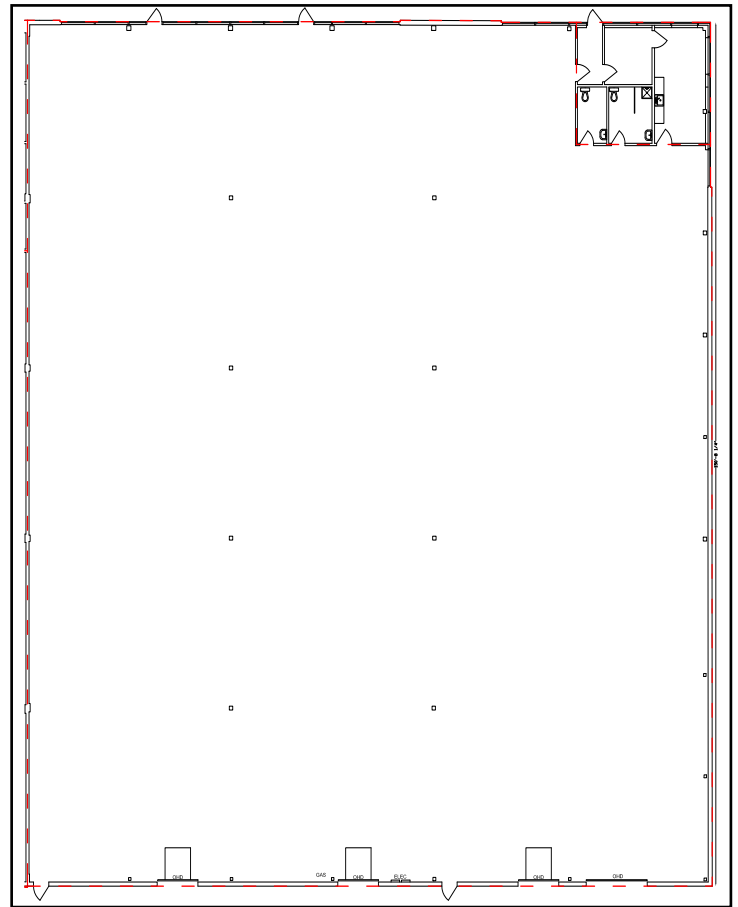
## Building III

17803 - 111 Ave NW,  
Edmonton, AB



# Suite 17803

|                     |  |
|---------------------|--|
| Total Rentable Area | 20,300 sf  |
| Loading             | 1-Dock ramped to grade (14' x 12')<br>3-Dock with levellers (10' x 8') |
| Zoning              | IM - Medium Industrial   |
| Parking Stalls      | 15 stalls (5 are energized)  |
| Power               | 347/600 & 120/208 volts 3 phase  |
| Lighting            | LED  |
| Ceiling Height      | 28' clear  |
| Available           | Immediately  |
| Operating Costs     | TBD  |
| <b>Asking Rate</b>  | <b>\$</b>  |



# Great access

- Immediate access to 178 and 184 Street major arterial roadways
- Only minutes away from major transportation routes including Anthony Henday Drive and Yellowhead Trail

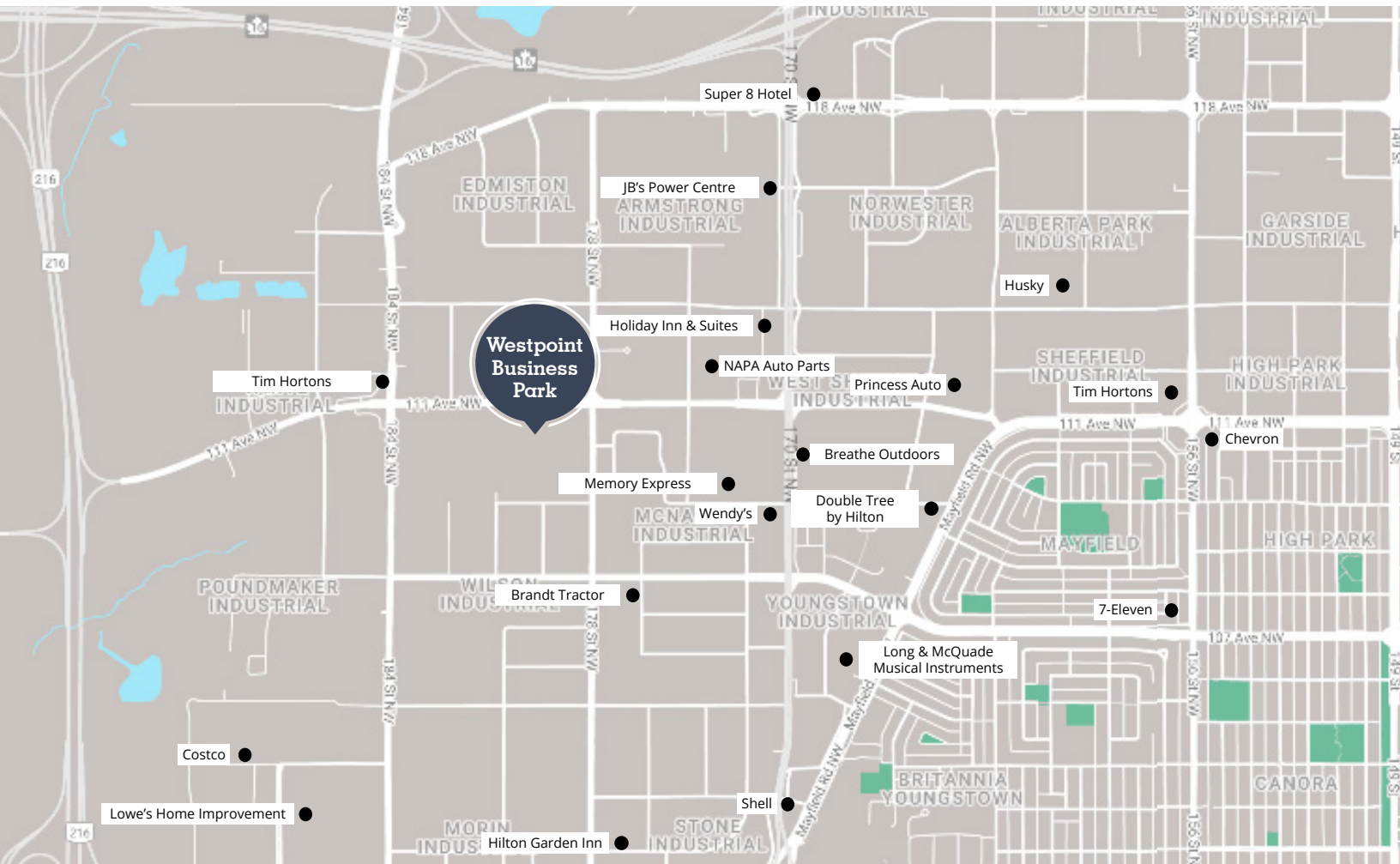
## Drive times

|                                |         |
|--------------------------------|---------|
| Yellowhead Drive               | 4 mins  |
| Anthony Henday Drive           | 6 mins  |
| West Edmonton Mall             | 10 mins |
| Whitemud Drive                 | 15 mins |
| Downtown                       | 20 mins |
| Edmonton International Airport | 30 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.



**Grant Ranslam**  
Principal  
780.702.5853  
grant.ranslam@avisonyoung.com

**Rob Iwaschuk**  
Principal  
780.907.0554  
rob.iwaschuk@avisonyoung.com

