

**FOR LEASE**

**211,200 SF BUILDING**

**BRAND NEW CLASS "A"  
INDUSTRIAL WAREHOUSE**

# EDMONTON: WESTERN CANADA'S FASTEST-GROWING GATEWAY

Where Dual Ports, The "Asia Express" Advantage, and Northern Dominance Converge.

Edmonton delivers Western Canada's most resilient distribution reach. The site provides true dual-port optionality: direct CN rail service to the Port of Prince Rupert — North America's closest port to Asia with ~5-day service to Chicago — and overnight truck access to the Port of Vancouver.

Edmonton functions as the primary service and staging hub for one of the world's largest proven industrial resource regions — anchoring northern supply and service chains.



**TØR PROPERTIES**  
MANAGEMENT INC.

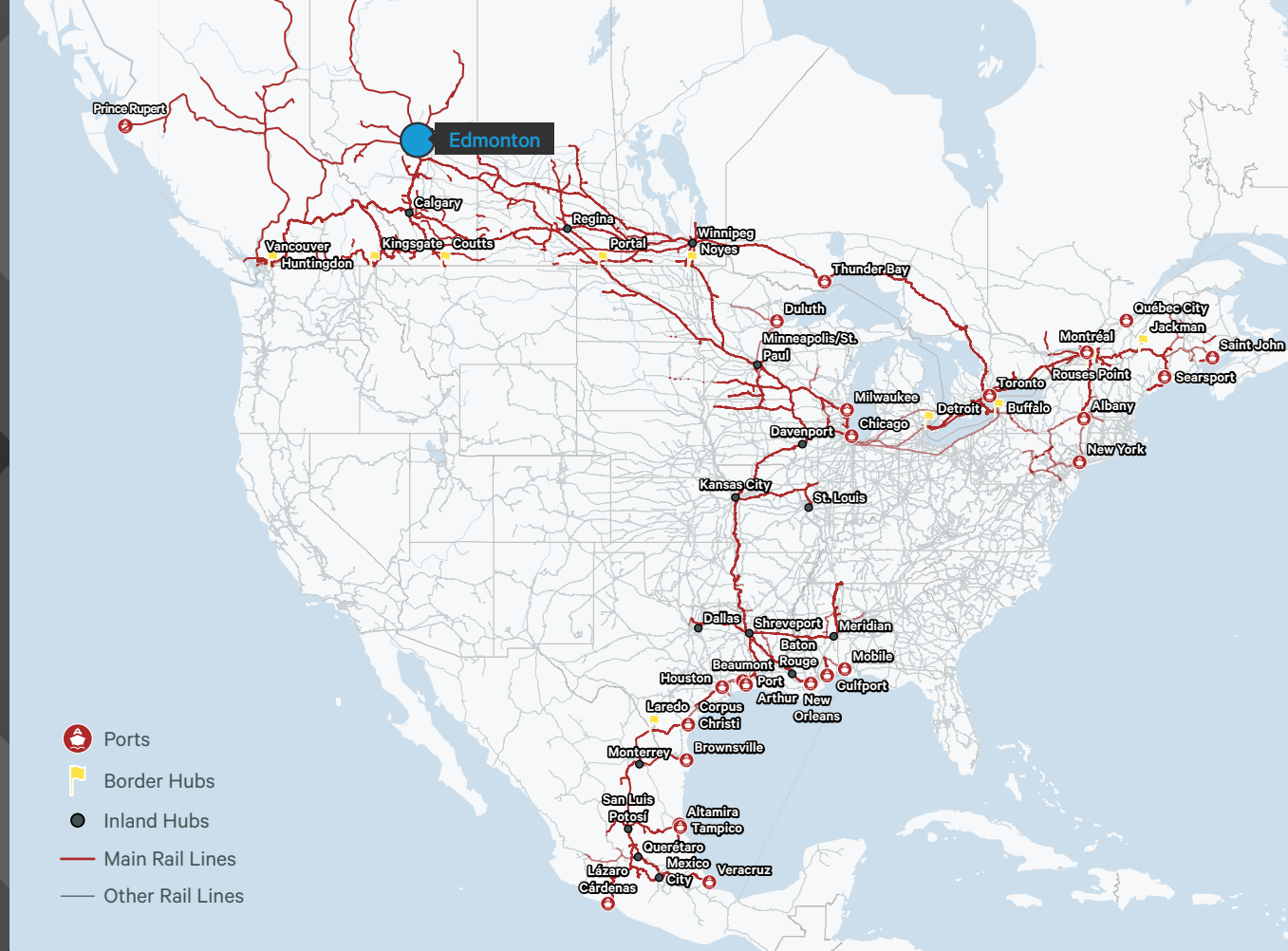


**REOPTIMIZE**  
Inspire Trust

**CBRE**

# Connected to Canada's Rail & Roadway Networks

Edmonton combines northern access (Rupert via CN) with southern access (Vancouver via overnight trucking), giving users true port optionality and supply-chain resilience.



## Railway Network

CN Links Canada, USA & Mexico

CN & CPKC Operate Nearly 7,000 Route Miles In Alberta

The Edmonton Area Is Home To Sixteen Rail Intermodals & Storage Facilities

CN's Western Network Operations Center Is In Edmonton & Provides Direct Service To Ports In Vancouver & Prince Rupert

### Prince Rupert (CN Rail):

North America's closest port to Asia, typically saving ~1 day of ocean time versus Vancouver.

CN's Rupert-to-Chicago service is ~4 days, providing a significant velocity advantage compared to congested southern alternatives.

Edmonton integrates directly into this CN network, making it a natural inland extension of the Rupert gateway.



## Roadway Network

Edmonton Is The Northern Most Point Of The Canamex Trade Corridor

We Are Located On A Major East/West Trade Route- Yellowhead Highway

Connected To The Trans-Canada Highway- A Highway System That Connects Every Province In Canada

Edmonton Is Part Of The North American Super Corridor (Nasco)

Edmonton Is The Northern Anchor Of The Ports-To-Plains Corridor

Edmonton offers true rail neutrality. We are minutes from all major CN and CPKC yards, enabling:

- Rate leverage
- Carrier flexibility
- Reduced dray costs
- Better operational resilience during disruptions

# Connected to Canada's Air & Sea Networks

5.3 million Canadians reachable in a 6 hour same-day return - capturing Calgary and the entire Northern Resource Corridor in one legal driver shift. 10.9 million people reachable in a 13 hour overnight window, including Saskatchewan and the Port of Vancouver.



## Airway Network

The Edmonton International Airport (EIA) is a designated Foreign Trade Zone (FTZ) point

Five cargo terminals at EIA with full-service cargo warehousing

20 airlines and 25 freight forwarders and customs brokers

Bonded warehousing for international cargo 24-hour access year round

For cross-border distributors, FTZ programs allow qualified operators to:

- Defer duties and taxes on imported goods until they enter their final destination market (including the U.S.)
- Benefit from duty relief on goods re-exported
- Streamline customs procedures



## Port Network

CANAMEX Trade Corridor (Dual-Port Access): Edmonton is the only major Western Canadian hub that can effectively leverage both West Coast gateways.

Connected to the Trans-Canada Highway- A highway system that connects every province in Canada

Edmonton is located on a major east/west trade route- Yellowhead Highway

# Edmonton Rail Terminals

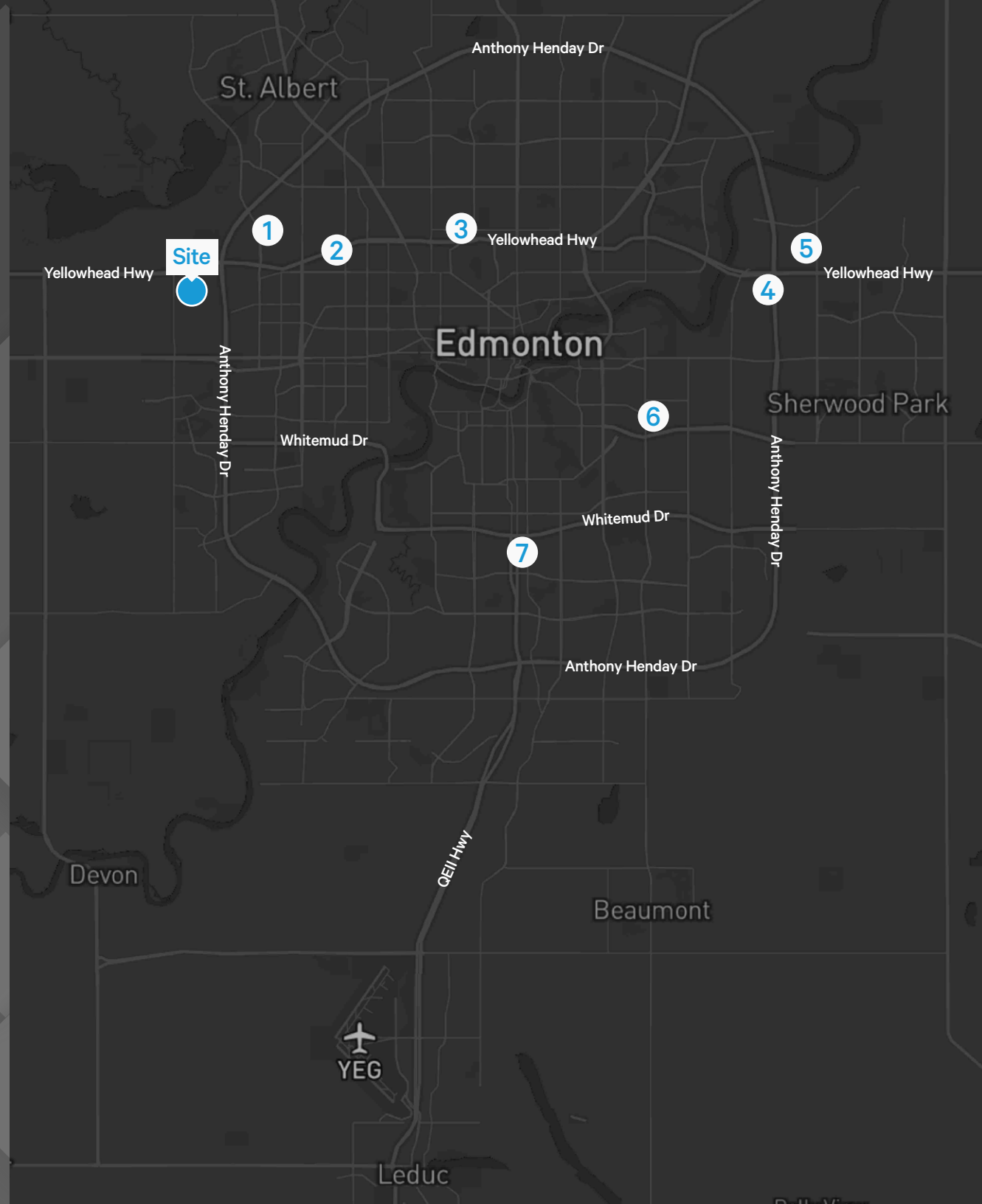
This brand new, state of the art distribution building is uniquely positioned to capture the tremendous growth within Edmonton's industrial market and offers the ability to densify over time in the city's most desirable industrial node. Northwest Edmonton continues to be a preferred distribution hub.

The property offers access and connectivity to all quadrants of the city through proximity to major roadways including Anthony Henday Drive, Stony Plain Road, Yellowhead Trail, and Whitemud Drive freeway.

## Rail Terminal Drive Times

The Edmonton International Airport (EIA) is a designated Foreign Trade Zone (FTZ) point

- |   |                          |              |
|---|--------------------------|--------------|
| 1 | CN McBain                | 8 Min Drive  |
| 2 | CN Bissel Yard           | 9 Min Drive  |
| 3 | CN Walker Yard           | 16 Min Drive |
| 4 | CPKC Clover Bar          | 24 Min Drive |
| 5 | CN Clover Bar            | 26 Min Drive |
| 6 | CPKC Lambton Park        | 31 Min Drive |
| 7 | CPKC Intermodal Terminal | 24 Min Drive |





# Property Details

<b>Municipal Address</b>	20603 - 114 Avenue NW Edmonton, AB
<b>Legal Address</b>	Plan 2521689; Block 3; Lot 1
<b>Zoning</b>	IM - Medium Industrial
<b>Site Size</b>	17.94 Acres
<b>Proposed Building Size</b>	211,200 SF
<b>Bay Sizes</b>	Starting At 26,400 SF
<b>Loading</b>	(8) Grade Level (24) Dock Level (Additional dock & grade doors can be added) (Drive-thru potential)

<b>Building Depth</b>	240'
<b>Ceiling Height</b>	32' Clear
<b>Column Spacing</b>	55' x 45' With 60' Speed Bay
<b>Marshalling Area</b>	130'
<b>Parking</b>	Double Row
<b>Operating Costs</b>	TBD
<b>Lease Rates</b>	Market
<b>Available</b>	Q1 2027



**FLEXIBLE ZONING**



**IMMEDIATE ACCESS TO YELLOWHEAD TRAIL**



**EDMONTON'S MOST DESIRABLE INDUSTRIAL NODE**



**EXCELLENT ACCESS TO ANTHONY HENDAY DRIVE**



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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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