

Industrial | For Lease



CBRE

Freestanding Distribution Warehouse

Northport Business Park Building B

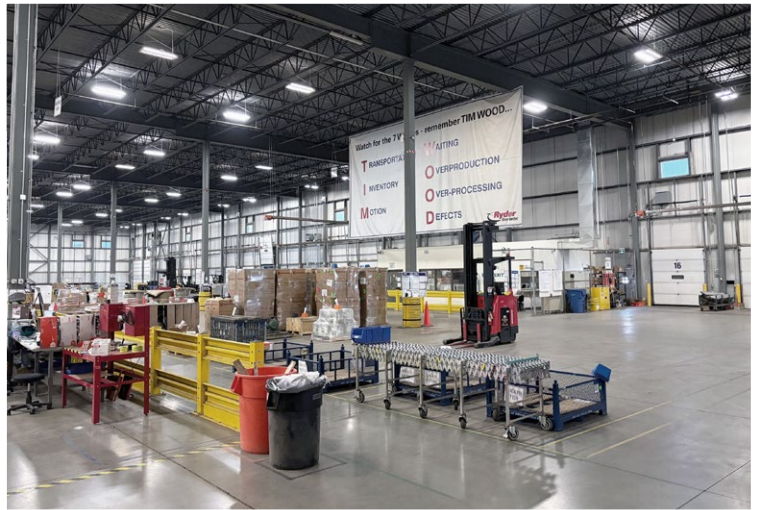
17424 - 129th Avenue
Edmonton, Alberta
www.cbre.ca

95,700 - 231,620 SF | Dock & Grade Loading | Exclusive Yard Space



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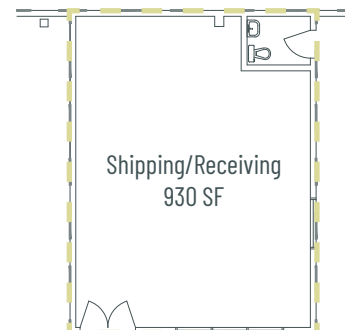
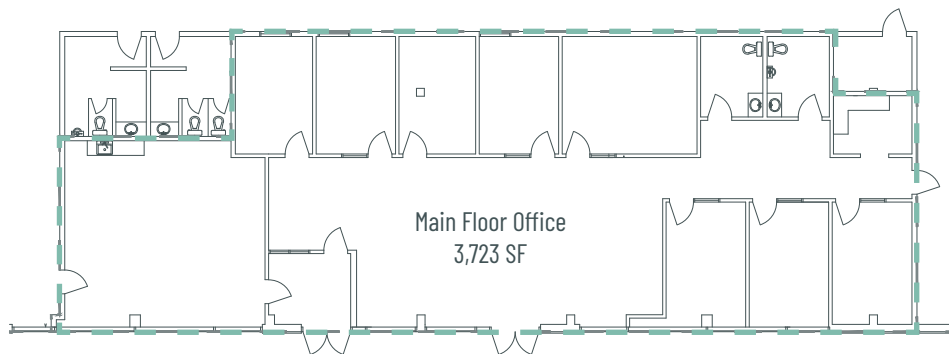
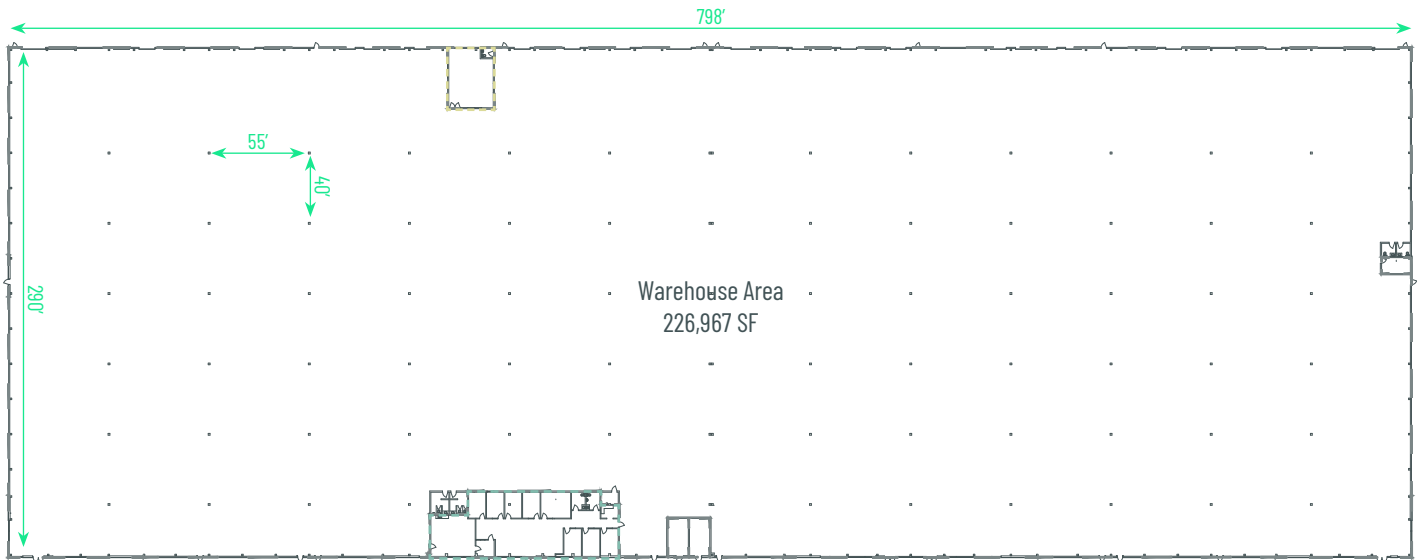
Northport Business Park Building B

Located within five minutes of Yellowhead Trail and Anthony Henday Drive, Northport Business Park boasts superior connectivity given its proximity to surrounding transportation corridors making it a prime distribution location in northwest Edmonton. Available April 1, 2026, this well-maintained distribution building features a shipping/receiving office and 3,723 sq. ft. of built-out office space. There is secure, exclusive yard space behind the building, with an additional opportunity to lease ± 5.59 acres of exclusive yard space within the business park. Building signage available, with direct exposure to 129th Avenue. Lease options starting at 95,700 sq. ft.

Legal Address	Plan 094.0253; Block 2; Lot 4	
Zoning	IM - Medium Industrial	
Year Built	2015	
Available Area	Main Floor Office:	3,723 sq. ft.
	Shipping/Receiving:	930 sq. ft.
	Warehouse:	226,967 sq. ft.
	Total:	231,620 sq. ft.
Minimum Divisible	95,700 sq. ft.	
Dock Loading	(30) 9' x 10' with levelers	
Grade Loading	(6) 16' x 16' ramped-to-grade; (2) with sumps	
Construction	Concrete and insulated panel	
Floor Slab Thickness	7"	
Column Spacing	55' x 40'	
Ceiling Height	32' clear	

Power	2,500 amp, 3-phase <i>*To be confirmed</i>
Downdraft Fans	Yes
Heating	Reznor forced air throughout the warehouse Plus radiant tube heating above loading doors
Lighting	T5 lighting
Sprinklers	Yes
Parking	148 surface stalls
Exclusive Yard Area	Located behind the premises
Additional Yard Space	±5.59 acres within the buisness park
Op Costs (2025)	\$5.04 per sq. ft. / annum + admin. fees
Lease Rate	Market
Available	April 1, 2026

Floor Plan



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For Lease



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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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