

FOR LEASE

# Skyline Westpoint Business Park

## Building II

18003 - 111 Avenue, Edmonton, AB



22,926 SF AVAILABLE

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**SKYLINE**  
INDUSTRIAL REIT

**AVISON  
YOUNG**

# Building II

18003 - 111 Avenue, Edmonton, AB

Ideal for a wide variety of users including distribution, third party logistics operations, light manufacturing, and as an auxiliary warehouse.



Attractive design and curb appeal



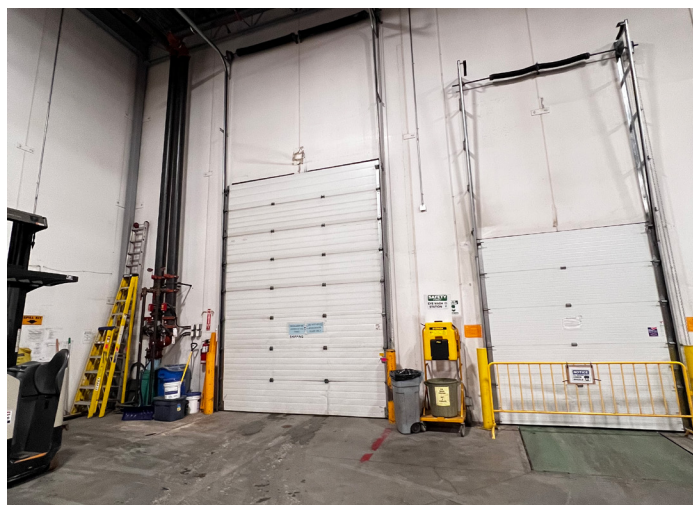
Exposure to over 28,600 vehicles per day



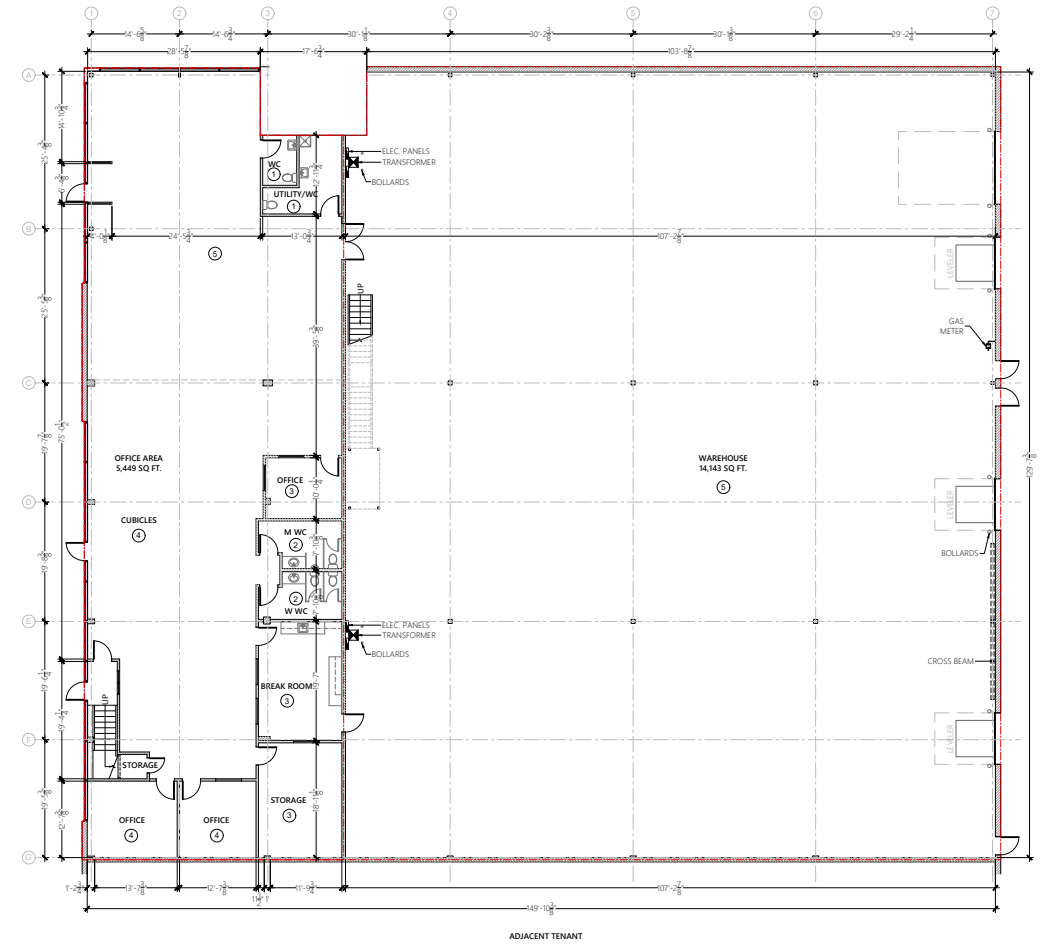
Large marshalling areas between buildings

## Offering summary

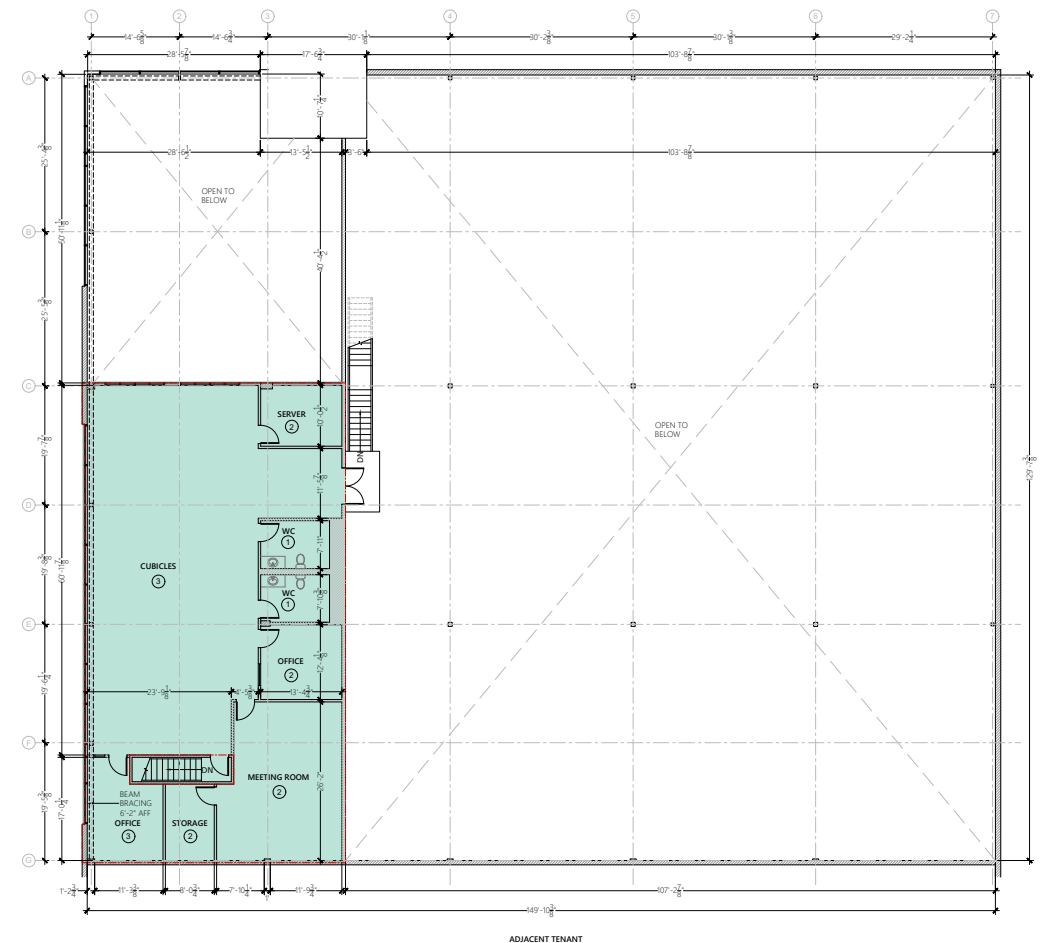
Total Rentable Area	Main Floor: 19,592 SF
	Mezzanine: 3,334 SF
	Total: 22,926 SF
Loading	1-Ramped to grade 3-Dock with levellers
Zoning	IM
Power	250 amp (TBV)
Lighting	T5 & LED
Ceiling Height	28' clear
Available	Late 2026
Additional Rent	\$4.83 psf (2026 est.) *plus mgmt. fee*
Asking Rate	Market



Main Floor  
19,592 SF



Mezzanine  
3,334 SF



# Great access

- Direct access to 111 Ave and close proximity to 170 Street major arterial roadways
- Only minutes away from major transportation routes including Anthony Henday Drive and Yellowhead Trail

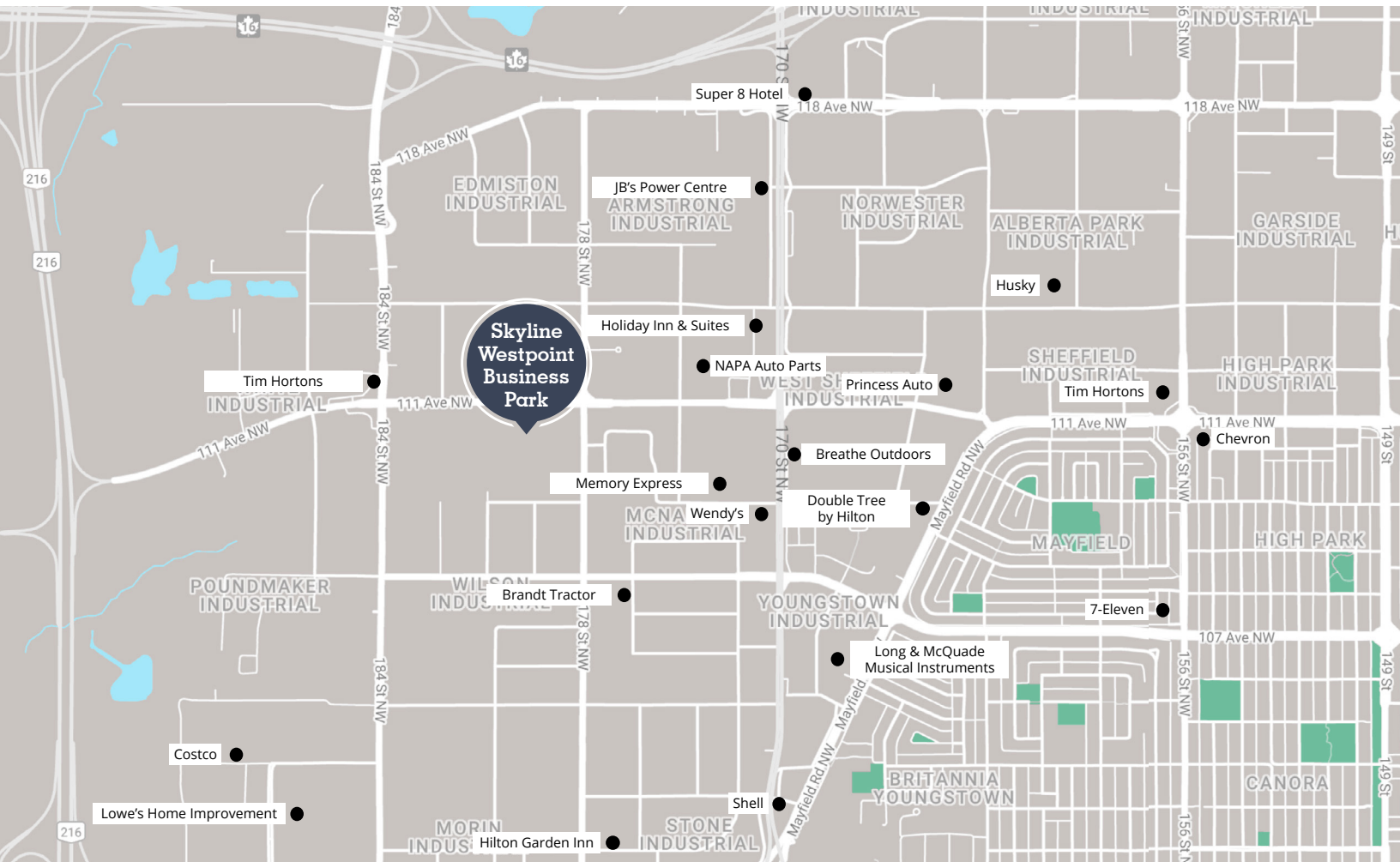
## Drive times

Anthony Henday Drive	3 mins
Yellowhead Drive	4 mins
West Edmonton Mall	10 mins
Whitemud Drive	12 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.



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