

Industrial | For Lease



CBRE

Distribution Warehouse

Northport Business Park Building E

17505 - 129th Avenue
Edmonton, Alberta
www.cbre.ca

48,165 - 96,329 SF | Dock & Grade Loading



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Northport Business Park

This seven-building Class “A” new generation warehousing and distribution complex is a mix of large-bay and mid-bay buildings. Located within five minutes of Yellowhead Trail and Anthony Henday Drive, the business park has superior connectivity given its proximity to surrounding transportation corridors making it a prime distribution location in northwest Edmonton. With all seven buildings under the same ownership, Northport Business Park can provide flexibility and expansion opportunities to tenants within the business park.

Building E

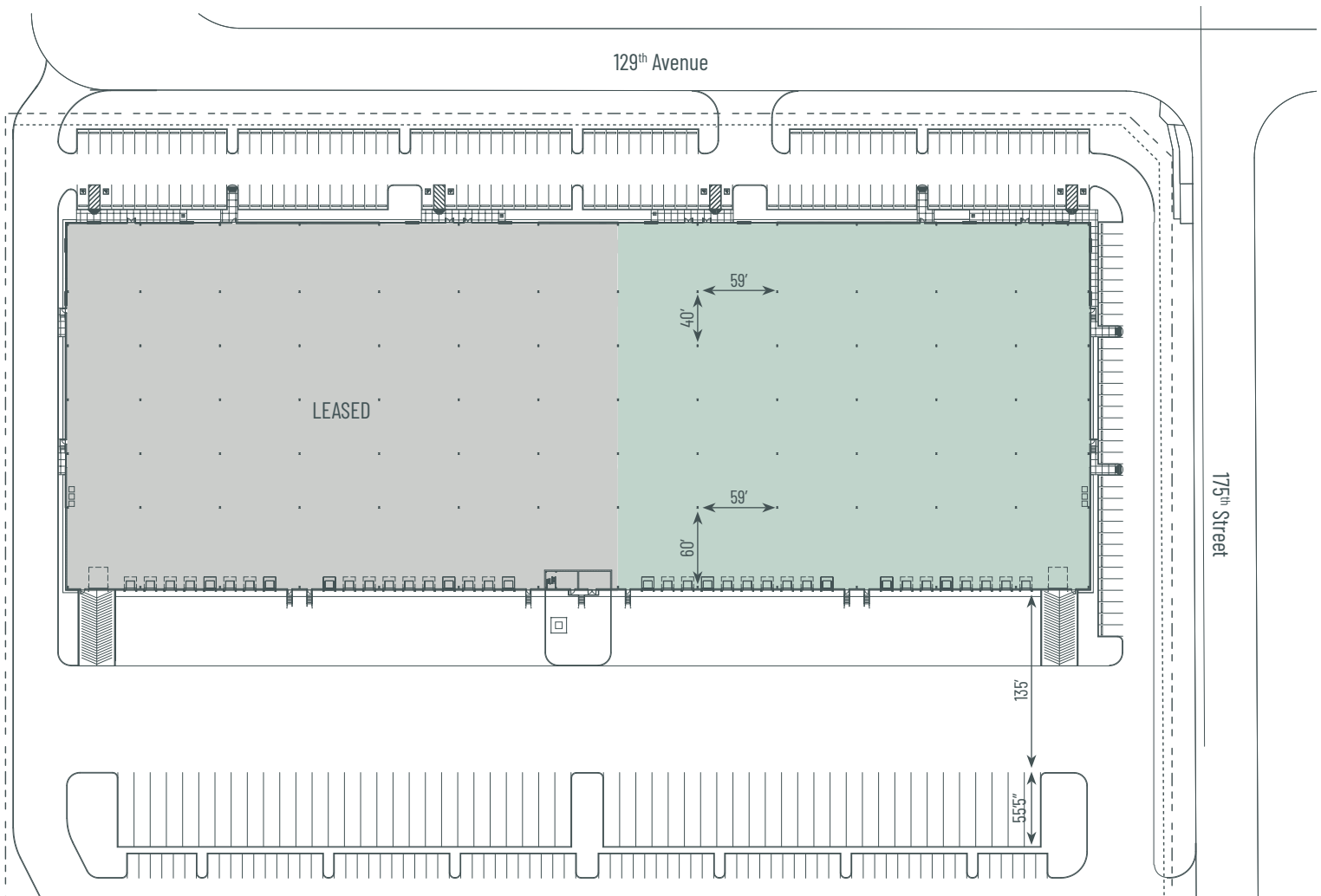
Featuring 26 dock loading doors, notable 40’ clear ceiling height, and 55 trailer parking stalls, building E provides direct access to 170th Street and is ready for tenant improvements. Energy-efficient solar panels help off-set the utility costs. Sitting on 33.90 acres, this site allows for flexibility and expansion should a tenant require additional space. Timing of the second building on the 33.90 acre site to be announced at a later date.

Building E is LEED Certified, designed and built to achieve the highest standards of quality in sustainable site development, energy efficiency, water savings, and more. A LEED Certified building is a commitment to human and environmental health, with operational cost savings passed onto the tenant.

Legal Address	Plan 0940253; Block 3; Lot 5
Zoning	IM – Medium Industrial
Year Built	2023
Site Size	±33.90 Acres
Total Building Size	207,540 sq. ft.
Available Area	48,165 - 96,329 sq. ft.
Dock Loading	(13) 9' x 10' doors Potential to add an additional (5) doors
Grade Loading	(1) 14' x 16' doors
Truck Court	135'
Load Levelers	35,000 lbs
Construction	Curtain wall, insulated precast panels, insulated metal panels and EIFS
Column Spacing	40' x 59'
Ceiling Height	40' Clear

Bay Depth	270'
Power	Main Service: 2,000 amp, 600 volt, 3 phase, 4 wire Sub-service: 200 amp, 120/280 volt, 3 phase, 4 wire
Floor Thickness	8" Slab
Heating	Warehouse: Gas-fired suspended unit heaters Offices: Gas fired electric roof-top heating, A/C
Lighting	LED industrial fluorescent fixtures with motion sensors
Sprinklers	ESFR
Trailer Parking	55 Stalls
Vehicle Parking	257 Stalls
LEED Certified	Yes
Op Costs (2024)	\$4.06 per sq. ft. / annum + admin. fees
Lease Rate	Market
Available	Immediately

Site Plan



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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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