



For Lease

Freeway Centre

8116, 8156, 8168 46 Street, Edmonton, AB

- Three (3) vacancies in various sizes
- Optional fenced, graveled and compacted yards available
- Easy access to major arterial roads such as Sherwood Park Freeway, 50 Street and Anthony Henday Drive
- Dock and Grade loading available

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**First Class Landlord
& Property
Management**



**Ample Parking
Available**



**Fenced, Graveled,
and Compacted
Yards**



Property Profiles

Three (3) Vacancies with yard available



Fenced, graveled and compacted yard available



dock and grade loading options available



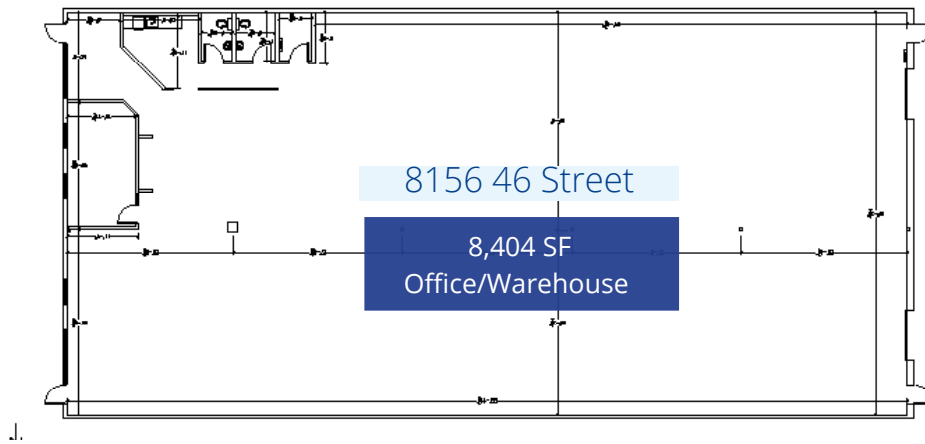
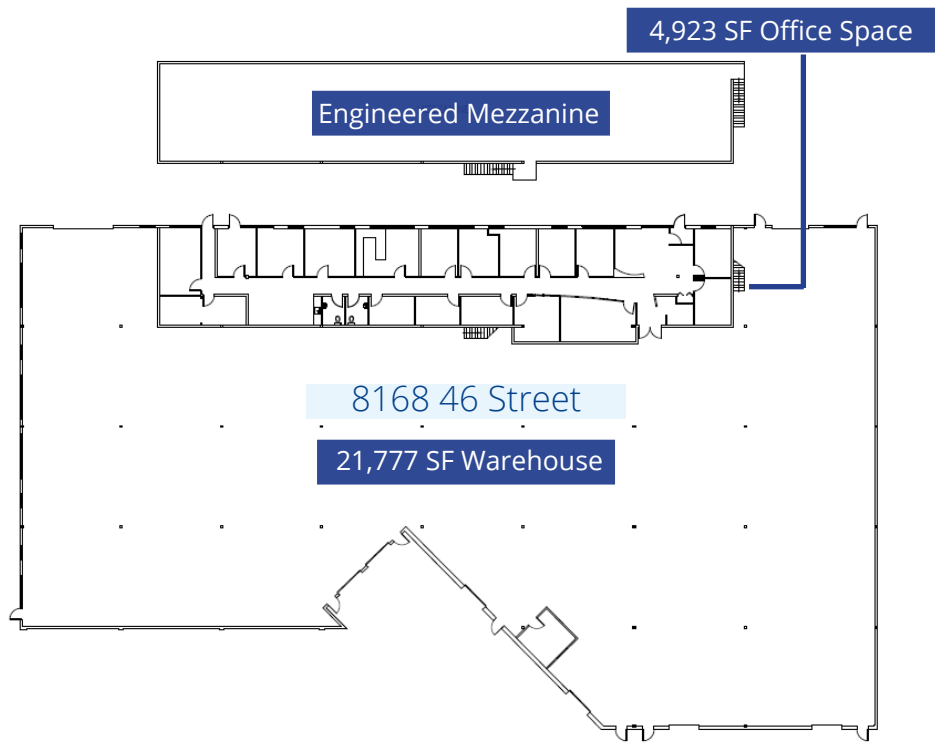
South Edmonton location



Excellent access to highways and transit

Municipal Address	8116, 8156, 8168 46 Street		
Size	+/- 4,085 SF	±8,804 SF	±26,709 SF
Available	Negotiable	Immediate	Immediate
Basic Rent	Market		
Op. Costs	\$ 4.32 PSF (2022 Est.)		
Loading	One (1) 12' x 14' motorized grade door	Two (2) 8' x 10' motorized dock doors	Six (6) 8' x 10' motorized dock doors One (1) 10' x 10' motorized grade door One (1) 17' x 15'6" motorized grade door
Heating	Furnace and gas fired unit heaters	Roof top unit and gas fired unit heaters	Roof top units, gas fired unit heaters and radiant tube heaters
Air Conditioning	Yes		
Power <small>*to be confirmed by tenant</small>	200 amp 120/240V	200 Amp 120/240V	800 Amp 600V
Clear Height	22' (20" Clear)		
Zoning	IB (Industrial Business)		
Parking	105 unreserved paved surface stalls		
Internet	High Speed		

Floorplans



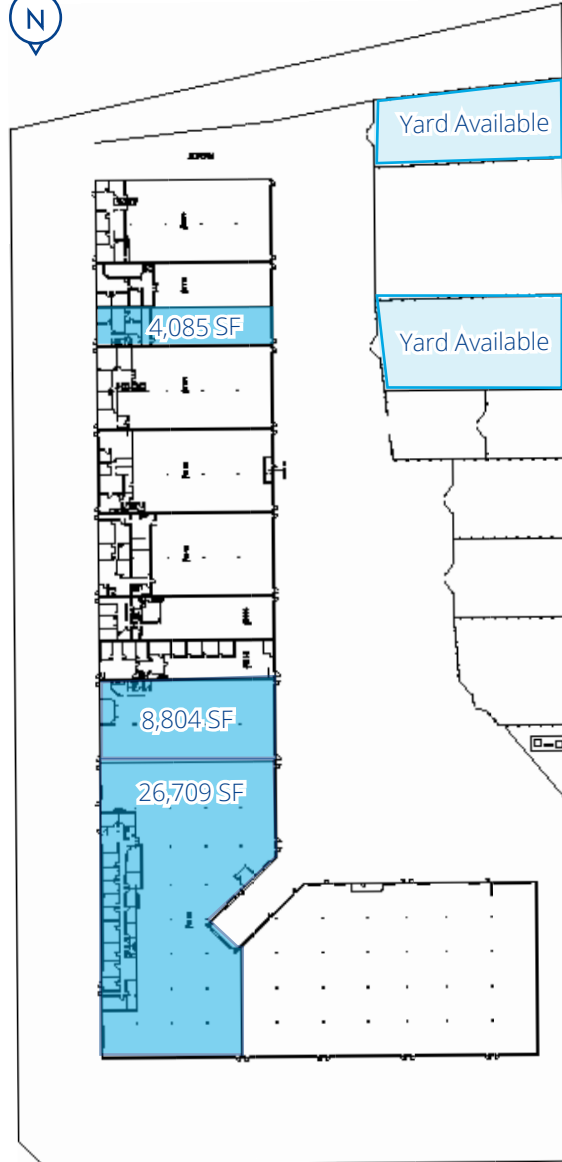
Opportunity

SHOWCASE/OFFICE WAREHOUSE SPACES WITH FENCED YARD

Visible from the Sherwood Park Freeway this centre offers convenient access to truck routes such as 50th Street and the Anthony Henday.

With flexible Industrial Business zoning these units can accommodate a wide variety of uses and has large amounts of on-site parking for customers and employees.

Three vacancies available with large clean warehouse space and functional office build outs. The property features a large marshalling area, various loading door options, as well as an optional secured yard space. The building is well maintained, professionally managed, and offers affordable lease rates and operating costs to Tenants.



Yard	±8,830-
Size(s)	±10,355 SF
Cost	\$ 1.25 / SF
Details	Fenced, Graveled, Compacted

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