



Unique industrial opportunity available in northwest Edmonton

Situated in a bustling industrial and retail hub in Edmonton's prime northwest region, just 15 minutes from downtown, Sunwapta Business Centre provides superior access to Stony Plain Road, Anthony Henday Drive, and Yellowhead Trail.

The 22-acre, versatile commercial property hosts three, highly-visible buildings totaling over 415,000 sq. ft.



Surrounded by a multitude of amenities including restaurants, cafes, retail shops, personal service, and more



Immediate access to Stony Plain Road, Anthony Henday Drive, and Yellowhead Trail



Ideal for small-bay tenants

Leasing Contact

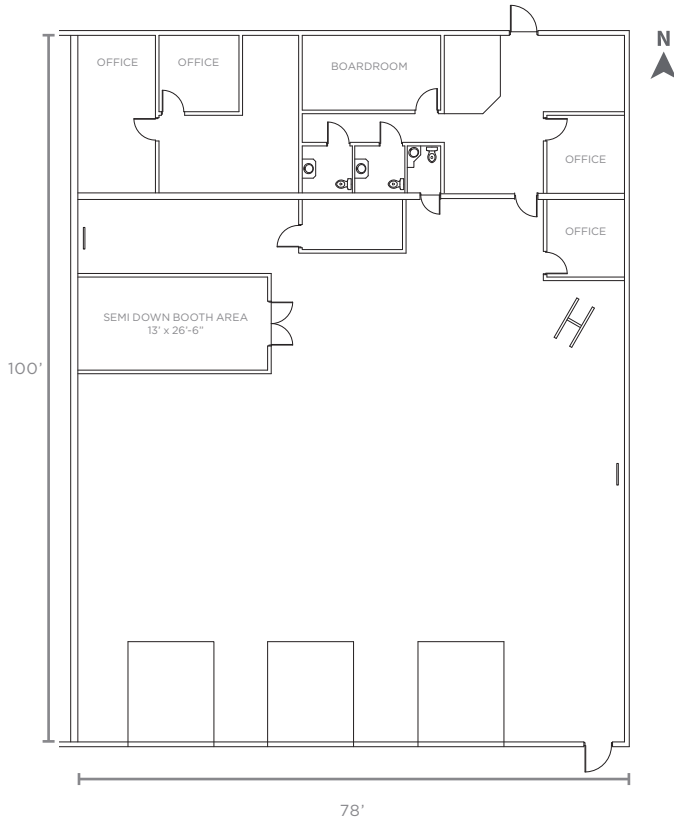
KELLY PAWLIK Associate
Vice President, Industrial - Edmonton
Desk: 780.498.8912 **Cell:** 780.288.7272
E-mail: kpawlik@oneproperties.com

[oneproperties.com](https://www.oneproperties.com)

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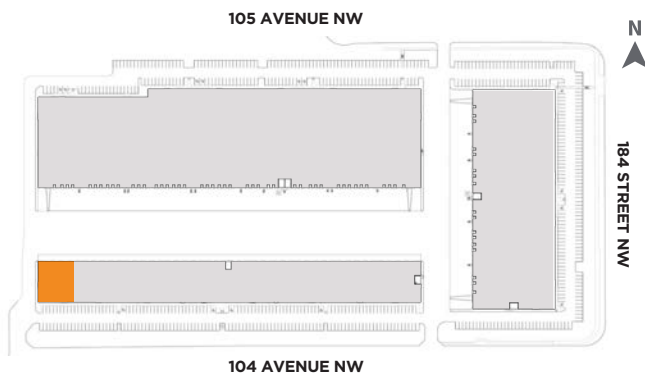
For Lease

Sunwapta Business Centre
18574 104 Avenue, Edmonton



Details

Municipal Address	18574 104 Avenue, Edmonton
Area Available	+/- 8,042 SQ. FT.
Total Building Size	+/- 92,611 SQ. FT.
Power	200A/600V
Zoning	Industrial Business (I-B)
Availability	September 1, 2024
Loading	3 (12 x 14 FT.) grade doors
Clear Height	24 FT.
Sprinkler	ESFR
Other details	Close proximity to significant amenities and public transportation



Learn more:
oneproperties.com/sunwapta-business-centre

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