



115

Avenue North West,
Henday Industrial Park,
Building 3

Unit 21342 – 19,890sf

Available Immediately

19,890 SF

TOTAL RENTABLE SQ FT



55'W x 55'D

BAY SIZE



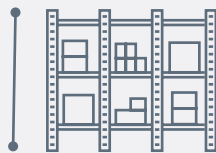
18,665 SF

WAREHOUSE
AREA



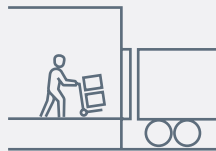
28'

CLEAR
HEIGHT



5

DOCK DOORS



Building Details

- High Quality Industrial Building
- Newly developed office area
- Warehouse office

Specifications

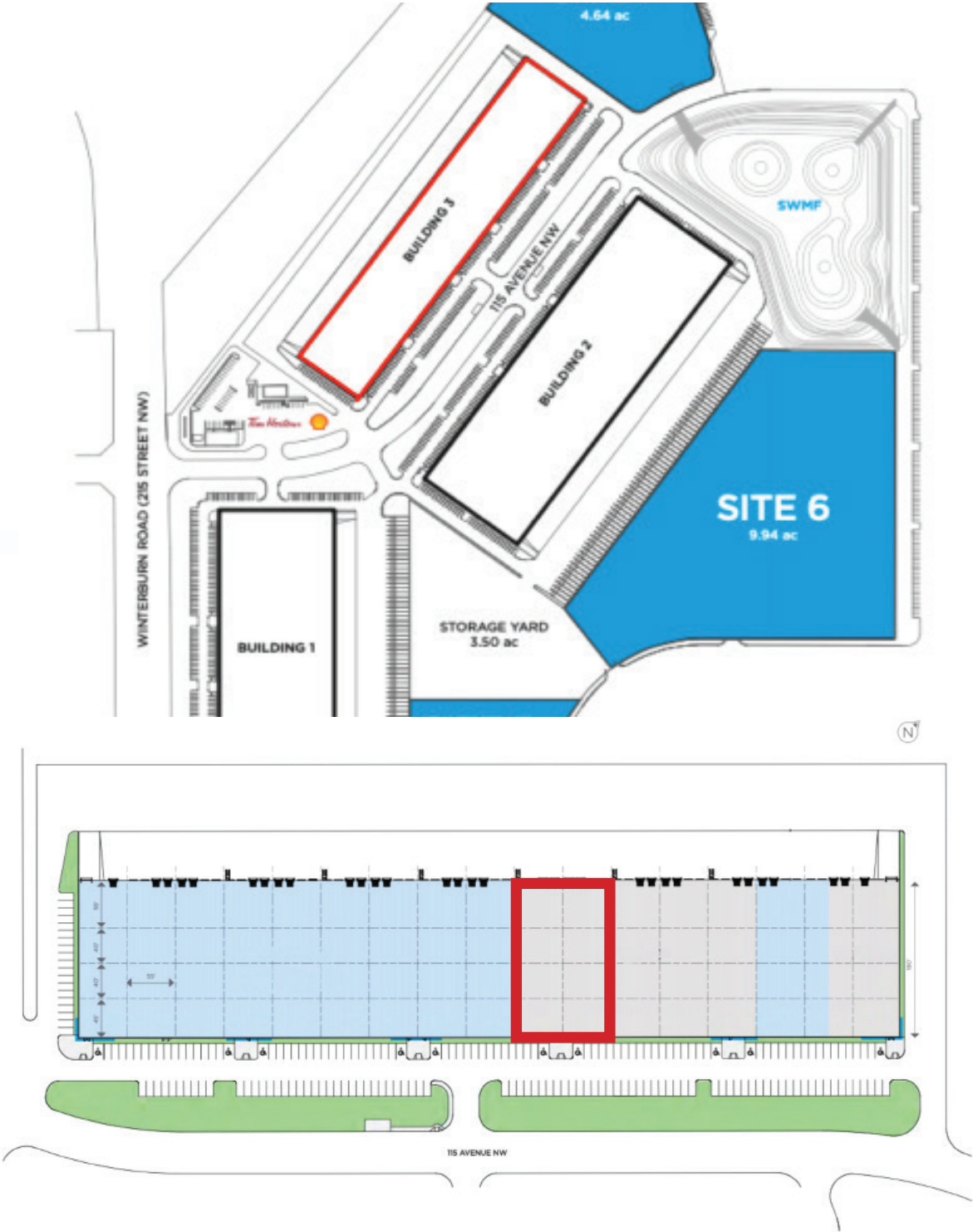
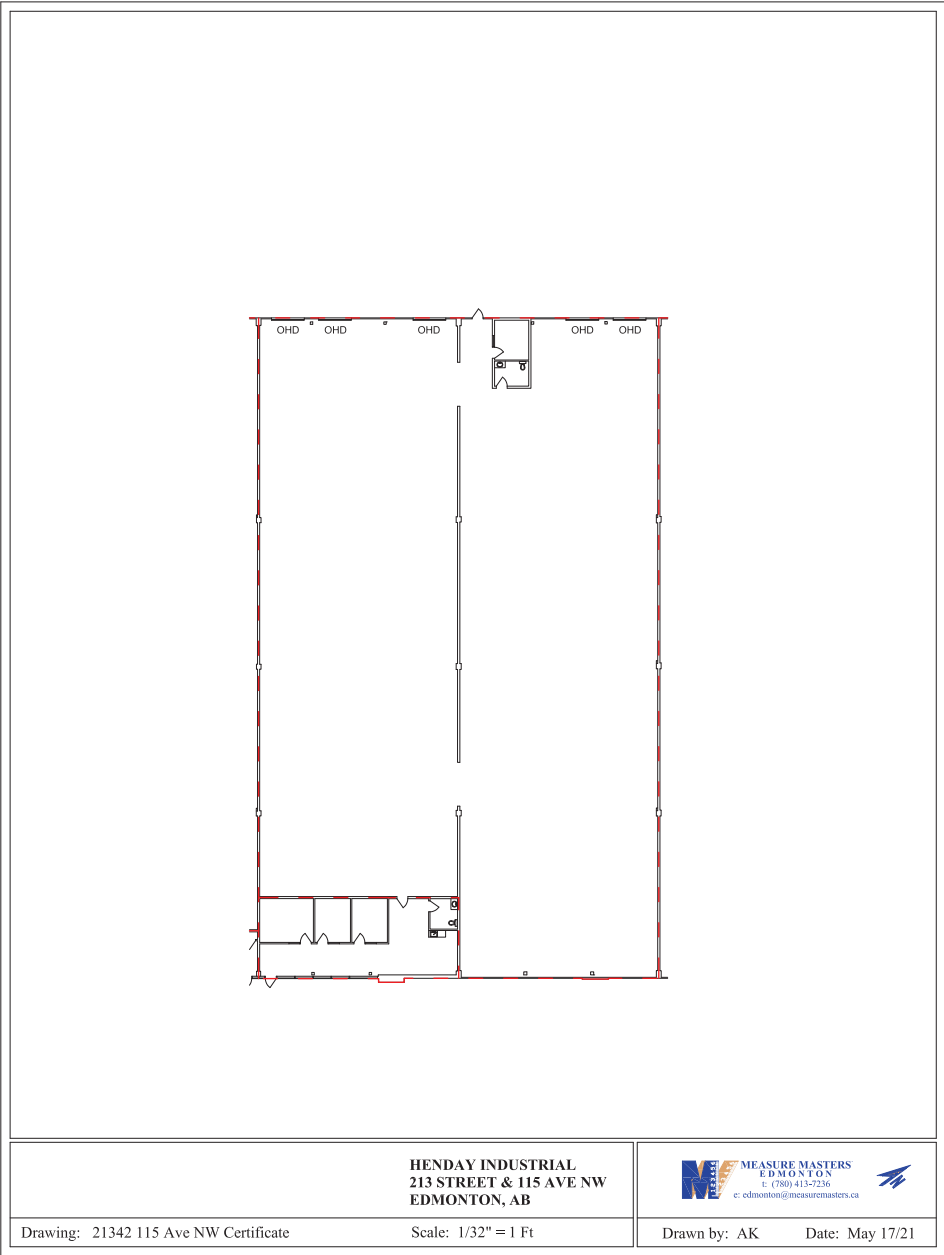
OFFICE	1,225 SQ FT
WAREHOUSE	18,665 SQ FT
TOTAL SQ FT	19,890 SQ FT
TERM	Negotiable
CLEAR HEIGHT	28'
LOADING	Five (5) Dock doors with 40,000 lb. Pneumatic dock levellers
BAY SIZE	55' x 55" & 40' x 55"
HEATING	Gas - fired unit heaters
PARKING	Common Stalls
SPRINKLERS	ESFR
POWER	200 AMPS, 347/600 Volts / 3 Phase 4 Wire
LIGHTING	T5 high output motion-sensored lighting
ZONING	IB - Industrial Business

ADDITIONAL RENT
\$6.70 2026 estimate

ASKING RATE
starting \$9.95 psf

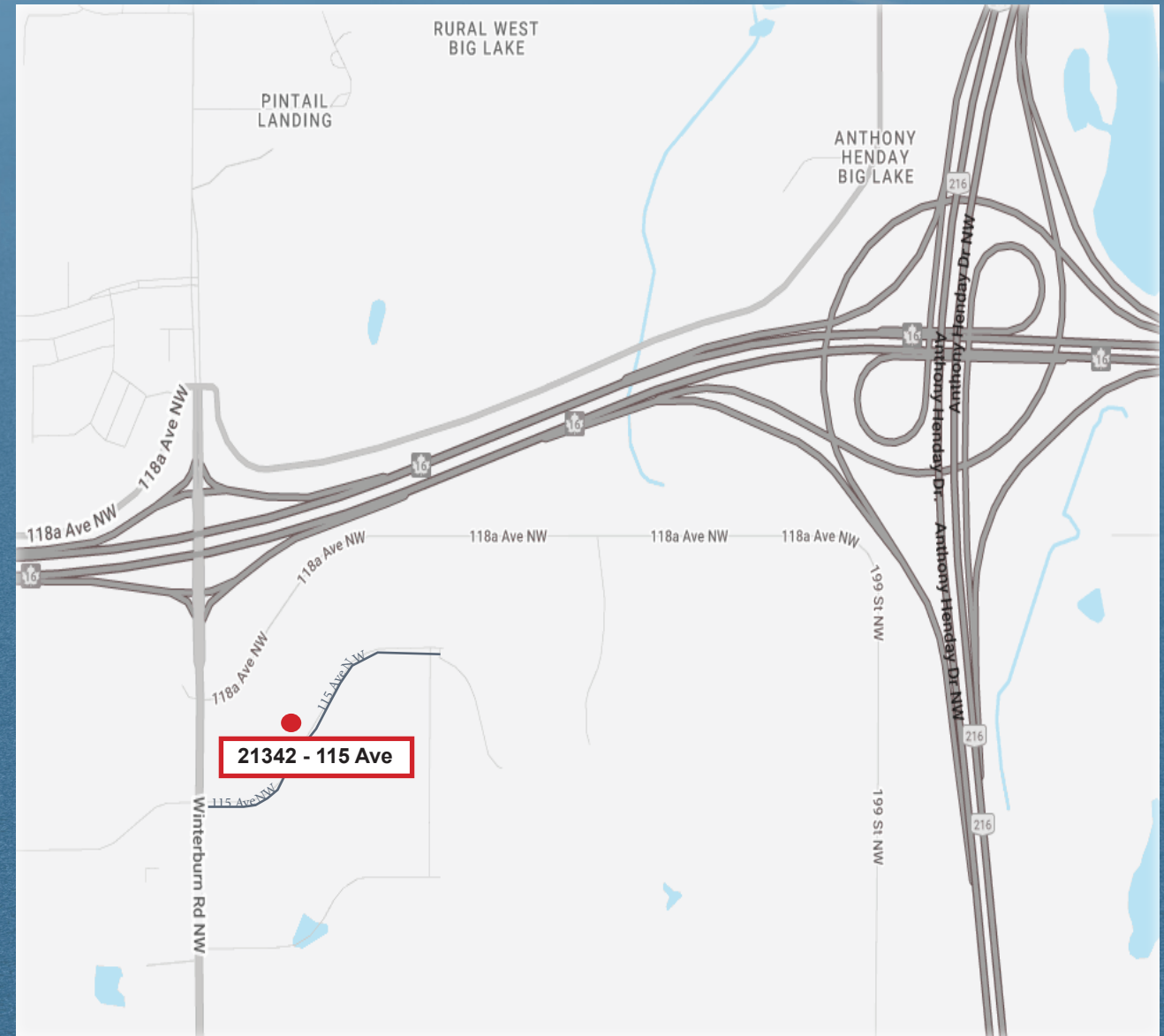


Floor Plan



Well-connected to various access points.

- Easy access from Yellowhead highway and Anthony Henday Freeway



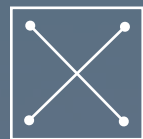


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21342 - 115 AVENUE NORTHWEST



69M+

SQ.FT. OF ASSETS MANAGED
/ 40% FOR 3RD PARTY CLIENTS

(as of December 31, 2023)



443

PROPERTIES MANAGED
ACROSS CANADA



950+

EMPLOYEES IN
CANADA



Let's get in touch.

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