



For Sale

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WINFIELD CENTRE
17204 114 AVENUE NW, EDMONTON, ALBERTA



OFFERING AT A GLANCE

Cushman & Wakefield National Capital Markets Group & Cushman & Wakefield Edmonton (“C&W” or “Cushman & Wakefield”) is pleased to present to the market on behalf of West Thorn Realty Inc. (“West Thorn” or the “Vendor”) a 100% freehold interest in 17204 114 Avenue NW, Edmonton, Alberta branded as Winfield Centre (the “Property”). This industrial property is fully leased adding 104,085 square feet to the Armstrong Industrial neighbourhood in Northwest Edmonton.

Positioned strategically on 6.81 acres, this Property enjoys prime placement near 170th Street, offering convenient dual access points via 114th Avenue and 116th Avenue. Its advantageous location ensures easy connectivity to major thoroughfares such as Highway 16, accommodating approximately 63,900 vehicles daily, Anthony Henday Drive with a traffic flow of around 85,440 vehicles per day, and Stony Plain Road, traveled by approximately 31,000 vehicles each day.

Two existing tenants occupy the Property, Rogers Data Centres Alberta Inc. a national covenant, and Capital Gear Ltd. each bringing unique strengths to the business ecosystem of Winfield Centre.

Winfield Centre presents a distinctive opportunity to acquire a fully leased industrial property within the sought-after industrial hub of Northwest Edmonton. The Property proposes a solid investment opportunity in a thriving commercial landscape.

PROPERTY DETAILS

Legal Description	Lot 7A, Block 1, Plan 0022539
Neighbourhood	Armstrong Industrial
Site Size	6.81 acres
Total Rentable Area	104,085 sf
Loading	12 docks, 2 ramped drive-ins
Ceiling Height	28' clear in warehouse
Power	Electrical 1200 Amps
Sprinklers	Yes
Zoning	Site Specific DC2(483) and Medium Industrial
Year Built	2000 Addition of South Loading Bay in 2012
Parking	119





INVESTMENT HIGHLIGHTS



Strategic Location

The Property benefits from a strategic location in the Armstrong Industrial area in Northwest Edmonton. The Property has easy access to major transportation arteries being almost adjacent to 170th Street, the Yellowhead Highway, and Anthony Henday Drive.



Strong Tenant Profile

The Property boasts a robust tenant profile, with strong long-term covenants, Capital Gear Ltd. and Rogers Data Centres Alberta Inc. With a current WALT of 4 years, 6 months, the Property boasts long-term occupancy and financial stability with embedded rent growth over the term of the leases.



Strong Rental Metrics

The Property features competitive rental rates in line with the surrounding market area, with in-place rent escalations presenting opportunities for increased monthly rental income over time. Likewise, the in-place renewal options have provided the tenants with added flexibility, enhancing the Property's long-term investment appeal.



BUILDING SYSTEMS OVERVIEW

Foundation	Cast-in-place concrete slab-on-grade
Framing	<ul style="list-style-type: none"> Steel-framed support structures Perimeter concrete block masonry support structures supporting steel roof decks
Exterior Walls and Glazing	<ul style="list-style-type: none"> Concrete block masonry assemblies and preformed metal paneling Windows consists of fixed insulated glass (IG) and single-glazed (SG) units set in aluminum frames
Roof	<ul style="list-style-type: none"> Ethylene Propylene Diene Monomer (EPDM) membrane roof system on the main roof area and minor secondary roof areas atop the office façade portions of the building on the north and south elevations Two-ply modified bitumen roof membrane roof system present atop a loading bay on the southwest portion of the building
Doors	<ul style="list-style-type: none"> Hollow metal doors within metal frames Sectional insulated metal overhead doors
Building Interior	Interior finishes comprise a combination of bare and finished concrete slabs, ceramic tiles, vinyl floor tiles, vinyl sheet flooring, vinyl floor planks, carpeting, and specialized vinyl flooring within the "Rogers" tenant space. Wall finishes consist primarily of gypsum board and painted/unpainted concrete block masonry. Ceiling finishes consist of suspended ceilings and areas of painted gypsum board bulkheads
Site Features	The building occupies approximately 33% of the 6.8-acre Site. The remainder of the Property is surfaced with soft landscaping (i.e., grassed areas), cast-in-place concrete aprons and parking areas and driveways surfaced with asphalt pavement
Electrical	1200 Ampere, 347/600 Volt, 3 Phase
HVAC	<ul style="list-style-type: none"> Electric and natural gas air heaters Combination of MUA, HVAC, SUH, AC, and a Packaged chiller with integrated AHU
Fire Protection	The building is equipped with a wet sprinkler and pre-action sprinkler systems, fire hose standpipes, stand-alone chemical fire extinguishers, fire hydrant adjacent to the southwest portion of the building



LOCATION OVERVIEW

Located in the industrial neighbourhood of Armstrong Industrial, situated in Northwest Edmonton, the Property benefits from being in a strong employment node surrounded by other industrial properties nearby. The property also is close to various commercial hubs and hospitality amenities along 170th Street.

The Property is also just a 10-minute drive away from West Edmonton Mall, the largest shopping mall in Canada and the second largest in North America. The mall boasts over 5.3 million square feet and houses over 800 stores and twelve-world class attractions offering luxury dining and entertainment options. It sees an average yearly visitation of approximately 30.8 million people.

Winfield Centre is an excellent investment opportunity strategically positioned within a prominent industrial node in Edmonton. This prime location is surrounded by a range of local amenities providing added convenience to businesses and tenants. The area is poised for sustained growth, with projections indicating increased rental demand over the next decade, positioning Winfield Centre as a top-tier financial asset.

- » Located in Edmonton's Northwest Industrial node, providing easy access to major roadways 170th Street NW, Yellowhead Highway (Highway 16), Stony Plain Road, Anthony Henday Drive, and Whitemud Drive.
- » Edmonton's northwest industrial submarket is a bustling hub of activity, boasting over 50 million square feet of industrial property. With a remarkably low vacancy rate of just 2%, this area is in high demand. Robust market rents reflect the current demand, solidifying the northwest industrial submarket's status as a prime destination.
- » In proximity to numerous commercial hubs and retail amenities.

DRIVE TIMES TO POPULAR DESTINATIONS

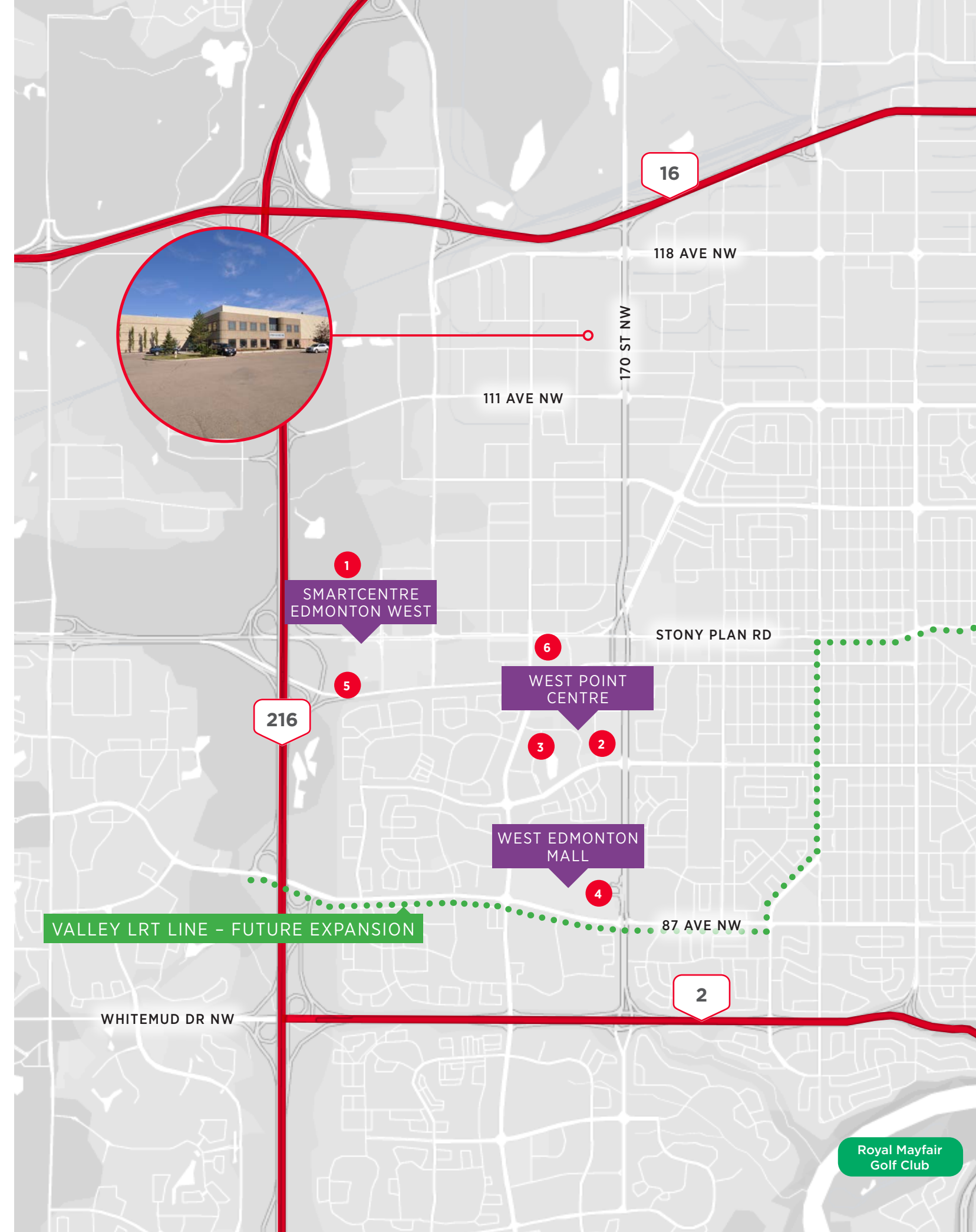
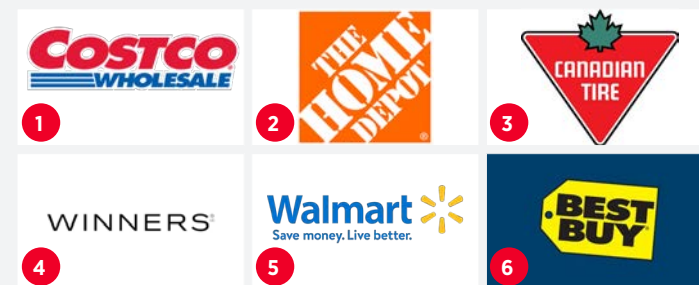
West Edmonton Mall	10 Mins
Downtown Edmonton	15 Mins
St. Albert	7 Mins
Spruce Grove	20 Mins
Stony Plain	24 Mins
Edmonton International Airport	30 Mins

MAJOR COMMUTER ROUTES

170 St	1 Min	30,200 (2022)
Yellowhead Highway (Hwy 16)	3 Mins	63,900 (2022)
Stony Plain Road	4 Mins	31,000 (2022)
Anthony Henday Drive	5 Mins	85,440 (2023)
Whitemud Drive	10 Mins	86,000 (2022)

Vehicle Per Day (VPD) numbers represent daily traffic counts per road sourced from The City of Edmonton and Alberta Highway Traffic Counts.

NEARBY AMENITIES



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