

10498 17th Street



Address:	10498 17 th St, Strathcona County, AB
Size:	51,533 sq. ft.
Classification:	IM, Medium Industrial District
Tenant:	Advance Engineered Products
Lease Maturity:	May 2035

10498 17th Street in Strathcona County, Alberta, is an industrial property with a rentable area of 51,533 square feet comprised of a warehouse/office complex. The 7.28 acre property is located in the Knightsbridge Industrial Park in Strathcona County, part of the Edmonton Metropolitan Region. The property is located on 17th Street, one of the key thoroughfares accessing the industrial park.

10498 17th Street is leased on a 25 year term to Advance Engineered Products. Advance Engineered Products is a private manufacturer founded in 1984 and is headquartered in Regina.

Advance operates three different, but synergistic businesses:

- Liquid and bulk specialty tank trailers (Regina, Edmonton, Calgary),
- Vacuum truck systems (Nisku), and
- Precision and military metal fabrication (White City).