

+/- 21,825 SF AVAILABLE **FOR SUBLEASE**



# INDUSTRIAL SHOWROOM & WAREHOUSE

10406/10410 184 Street NW

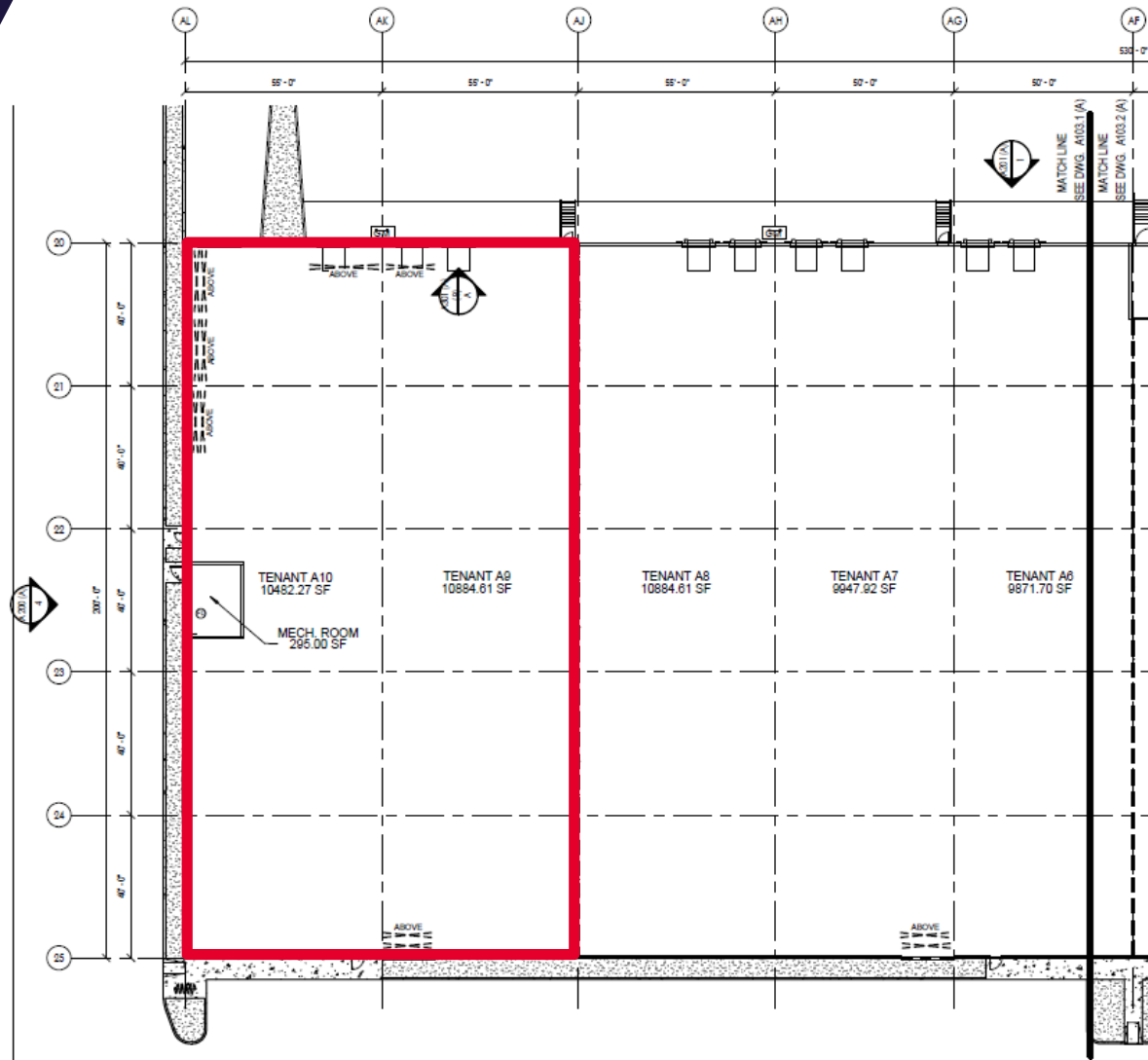


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## FLOOR PLAN

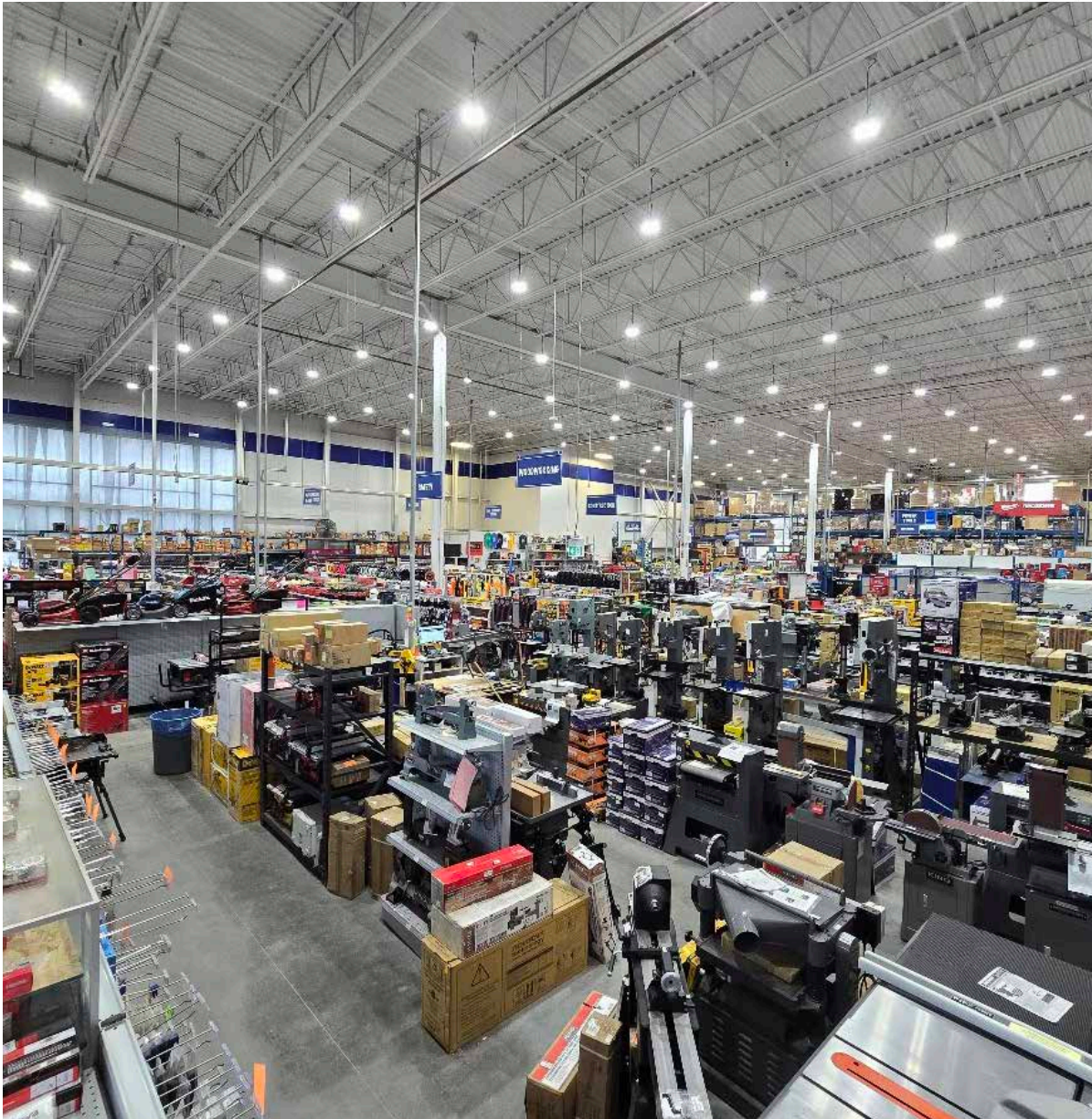


## PROPERTY HIGHLIGHTS

- Corner unit with excellent exposure to 184th street
- Wide open warehouse w/dock and grade loading
- Zoning allows for a wide range of uses
- Heavy power available



# AERIAL VIEW



## PROPERTY DETAILS

### Property Highlights:

- (3) dock doors; (1) ramp to grade
- Corner unit
- Sublease expiry April 2026
- (2) private offices
- (2) bathrooms
- Lunchroom
- Radiant tube heating

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**Property Type:** Industrial

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**Legal Description:** Lot 9 Block 1 Plan 0626825

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**Municipal Address:** Units #9 & #10, 10406/10410 184 Street NW

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**Zoning:** IM, BE

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**Building Size:** +/- 21,825 SF

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**Availability:** October 1st, 2025

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**Power:** (1) 400amp; 208/120volt; 3 Ph | (1) 250 amp; 600/347volt 3 Ph - To be verified by subtenant

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**Gross Lease Rate:** \$25,000/month

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**Parking:** Scramble





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