



**CUSHMAN &
WAKEFIELD**

Edmonton

± 8,000 SF LOCATED IN WHITE INDUSTRIAL

FOR SUBLEASE

DISTRIBUTION WAREHOUSE

**11228 186 STREET NW
EDMONTON, AB**

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PROPERTY HIGHLIGHTS

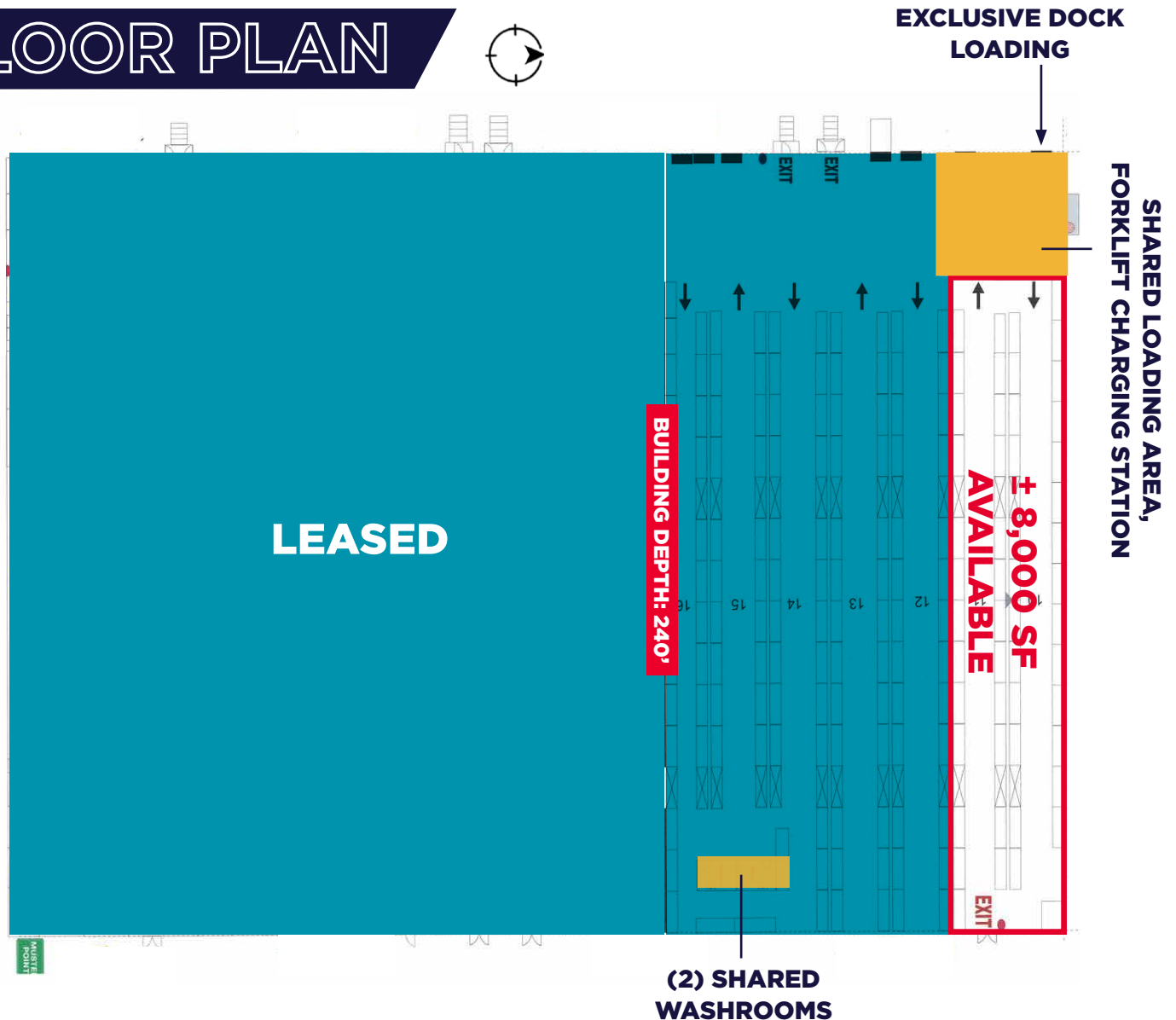
- Dock & potential access to grade loading
- Excellent access to Yellowhead Trail & Anthony Henday
- Racking in place, ready to use
- Forklift charging station already in place
- Sprinklered
- Nearby transit four (4) Bus stops
- Leasable area access to two washrooms



PRIME DISTRIBUTION WAREHOUSE

- Located in White Industrial with great access to 111 Avenue, Anthony Henday (Hwy 216), 178 Street and Yellowhead Trail (Hwy 16).
- Large truck marshalling area.
- 28' clear ceiling height.
- LED lighting
- Proximity to public transit.
- Material handling equipment available to potential sub-tenant to use (at a cost), or the sub-landlord can provide as value-add services.
- Sub-landlord also open to a 3PL type of value-add service model.

FLOOR PLAN



PROPERTY DETAILS

MUNICIPAL ADDRESS

11228 186 Street
Edmonton, AB

ZONING

IM- Medium Industrial

MARKET

City West Industrial Park

LEASEABLE AREA

± 8,000 SF

POWER

TBV

LOADING DOORS

Grade potential for shared access 12'x14'
Dock (1) 8'x10'

LIGHTING

LED

HEATING

Gas fired units

CEILING HEIGHT

28' clear

SPRINKLERED

Yes

BUILDING DEPTH

240'

COLUMN SPACING

55' x 40' and 20' x 40'

PARKING

Paved Surface

OPERATING COST

\$5.12/SF

SUBLEASE RATE

\$8.50/SF

LEASE EXPIRATION

MAY 31, 2030

AVAILABLE

OCTOBER 1, 2025

AERIAL



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