



**CUSHMAN &  
WAKEFIELD**

Edmonton

**± 31,265 SF LOCATED IN WHITE INDUSTRIAL**

**FOR SUBLEASE**

# **DISTRIBUTION WAREHOUSE**

**11228 186 STREET NW  
EDMONTON, AB**

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# PROPERTY HIGHLIGHTS

- Dock & 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 equipped with 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

± 31,265 SF

### POWER

TBV

### LOADING DOORS

Grade (1) 12'x14'  
Dock (5) 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

SEPTEMBER 1, 2025



# AERIAL



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