

Chris Sieben

Partner Industrial Sales and Leasing 780 720 0227 chris.sieben@cwedm.com

Jeff Drouin Deslauriers, SIOR®

Associate Partner Industrial Sale and Leasing 587 338 5333 jeff.deslauriers@cwedm.com

Shelley Horb

Team Coordinator, Licensed 780 420 1177 shelley.horb@cwedm.com

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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

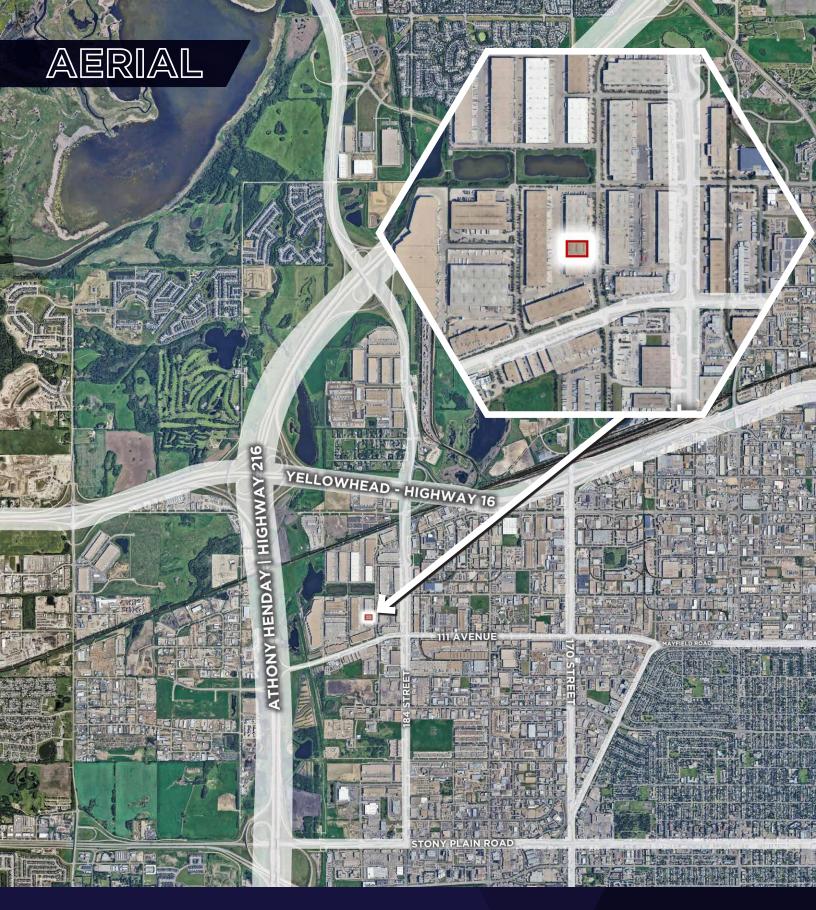
\$8.50/SF

LEASE EXPIRATION

MAY 31, 2030

AVAILABLE

SEPTEMBER 1, 2025





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