

YELLOWHEAD CROSSING II SUBLEASE

11504 186 STREET NW, EDMONTON, AB

108,971 SF INDUSTRIAL SPACE AVAILABLE



PROPERTY HIGHLIGHTS

Yellowhead Crossing II presents a rare sublease opportunity in a modern distribution facility. With quality office buildout, efficient warehouse space, and extensive dock loading, it's ideally suited for logistics, distribution, and e-commerce users seeking a strategic, accessible location.

- Dock and ramped grade loading
- LED lighting and ESFR Sprinklers
- Public transit at park entrance
- Professionally managed
- Excellent access to major transportation routes such as Yellowhead Trail, Anthony Henday, 184 Street and 170 Street



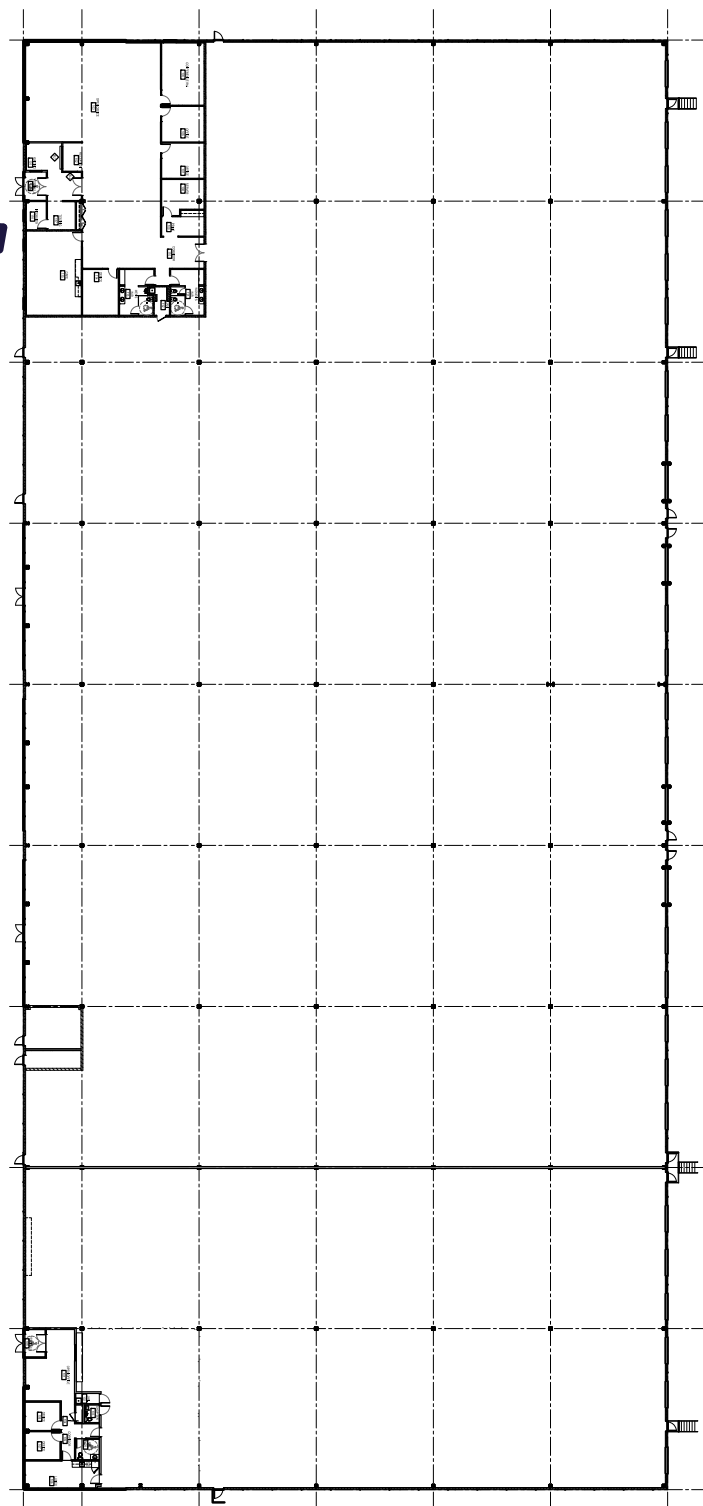
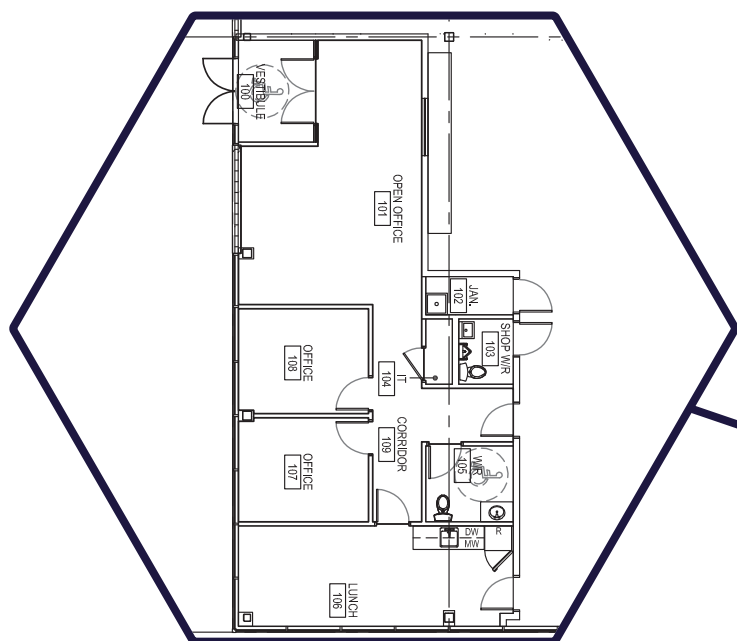


PROPERTY DETAILS



Municipal Address	11504 186 Street NW, Edmonton, AB
Zoning	IM - Medium Industrial
Building Age	2012
Availability	November 1, 2025
Sublease Expiry	October 31, 2026
Power	1,600 Amp, 347/600 Volt, 3 Phase, 4 Wire
Available Size	Office: 5,500 SF Warehouse : 103,471 SF Total 108,971 SF
Ceiling Height	28' Clear
Loading Doors	(23) 9' x 10' Dock with 35,000 lb hydraulic levelers & (4) 12' x 14' Ramped Grade
Heating	HVAC RTU, Gas fired unit heaters
Lighting	LED
Sprinklers	ESFR
Building Depth	220'
Column Spacing	55'x40'
Additional Rent	Opex: \$1.79 per SF Taxes: \$3.44 per SF Management Fee: \$0.35 per SF TOTAL: \$5.58 per SF
Lease Rate	\$8.00 per SF

FLOOR PLAN





PROPERTY PHOTOS





PROPERTY PHOTOS



AERIAL VIEW



YELLOWHEAD TRAIL

SITE

ANTHONY HENDAY DRIVE

184 STREET

111 AVENUE





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