

FOR SUBLEASE

DOCK LOADING WAREHOUSE

12378 184 STREET NW, EDMONTON, AB

DOCK LOADING TRANSPORT DEPOT BUILDING A

Cushman & Wakefield Edmonton Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com

30,893 SF



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THE OPPORTUNITY

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ANTHONY HENDAY DRIVE

YELLOWHEAD HIGHWAY

- Excellent dock loading warehouse space located in Northwest Edmonton
- 920 SF of Office area comprised of 632 SF of front office and 288 SF of shipping and receiving office
- Has excellent access to Anthony Henday Drive and Yellowhead Highway
- Abundance of onsite parking
- Excellent truck access and marshalling area
- ESFR sprinkler system
- Radiant tube heater above dock doors
- New insulated concrete panel construction
- Sublease expiry December 31, 2025



PROPERTY Details

MUNICIPAL ADDRESS 12378 184 Street NW, Edmonton

LEGAL DESCRIPTION IM - Medium Industrial

BUILDING SIZEOffice920 SFWarehouse29,973 SFTotal30,893 SF

YEAR BUILT 2008

LOADING (6) Dock with levelers including (4) with dock locks

and (1) at city Dock height

POWER 250 Amp, 120 Volt, 3 Phase, 4 Wire (TBC)

CEILING HEIGHT 28' Clear

PARKING Ample surface stalls

LIGHTING LED

SPRINKLER ESFR

LEASE RATE \$8.25 Per SF

TOTAL ADDITIONAL RENT \$4.36 Per SF

EDMONTON & SURROUNDING AREA TRUCK ROUTES

