

DOCK LOADING WAREHOUSE

12378 184 STREET NW,
EDMONTON, AB

DOCK LOADING TRANSPORT DEPOT BUILDING A

30,893 SF



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ANTHONY HENDAY DRIVE

184 STREET

YELLOWHEAD HIGHWAY

THE OPPORTUNITY

- 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 PHOTOS



PROPERTY DETAILS

MUNICIPAL ADDRESS

12378 184 Street NW, Edmonton

LEGAL DESCRIPTION

IM - Medium Industrial

BUILDING SIZE

Office 920 SF
Warehouse 29,973 SF
Total 30,893 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

