

Canpar
Courier

ICS Courier

FOR LEASE

CITY WEST BUILDING A

8,043 SF

11252 184 Street NW, Edmonton, AB

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

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. February 28, 2024

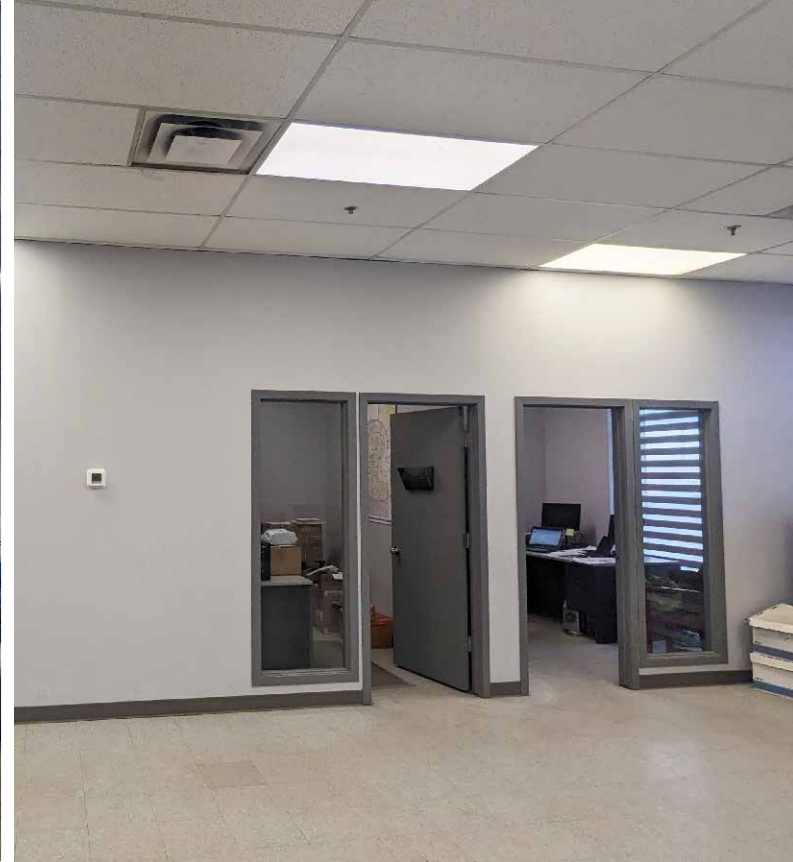
Burke Smith
Partner
780 917 8344
burke.smith@cwedm.com

Andy Horvath
Partner
780 917 8338
andy.horvath@cwedm.com

Nicole Pozer, Unlicensed
Team Coordinator
780 702 9472
nicole.pozer@cwedm.com

PROPERTY HIGHLIGHTS

- Make-up air
- LED lighting
- Excellent access to major transportation routes including Yellowhead Trail & Anthony Henday Drive
- Ample parking
- Two trailer parking stalls



PROPERTY DETAILS

SITE PLAN

MUNICIPAL ADDRESS

11252 184 Street NW, Edmonton AB

ZONING

IM - Medium Industrial

BUILDING SIZE

8,043 SF

POWER

100 Amps

LOADING DOORS

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

LIGHTING

LED

MAKE UP AIR SYSTEM

Yes

MUA

16,000 cfm and 2
exhaust fans 3,000 cfm each

CLEAR HEIGHT

28' Clear

LEASE RATE

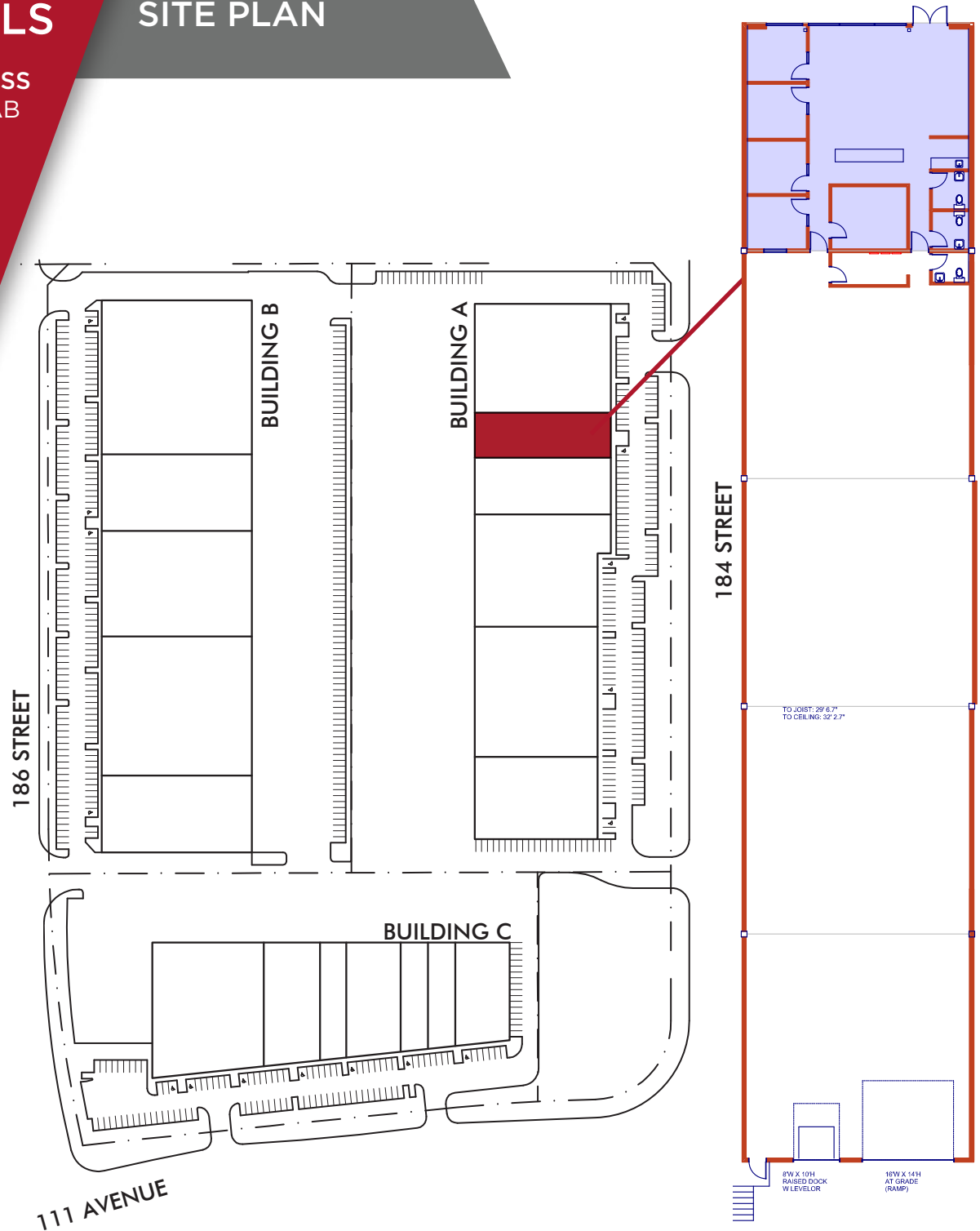
\$10.50 per SF

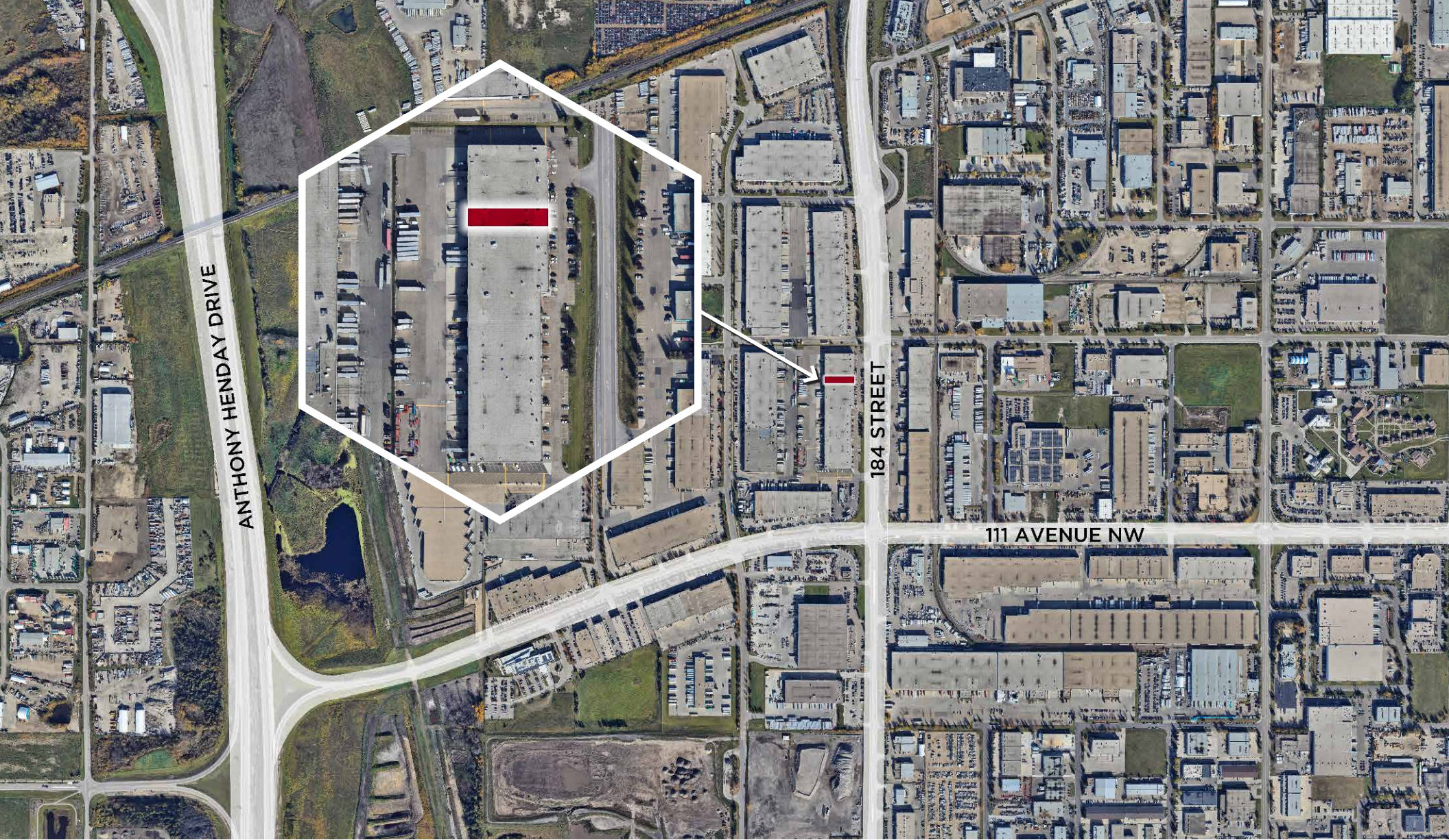
OPERATING COST

CAM \$2.45 per SF
Realty Taxes \$3.69 per SF
Total \$6.14 per SF

AVAILABILITY

Immediately





Burke Smith
Partner
780 917 8344
burke.smith@cwedm.com

Andy Horvath
Partner
780 917 8338
andy.horvath@cwedm.com

Nicole Pozer, Unlicensed
Team Coordinator
780 702 9472
nicole.pozer@cwedm.com