

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

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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
BE - Business Employment

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

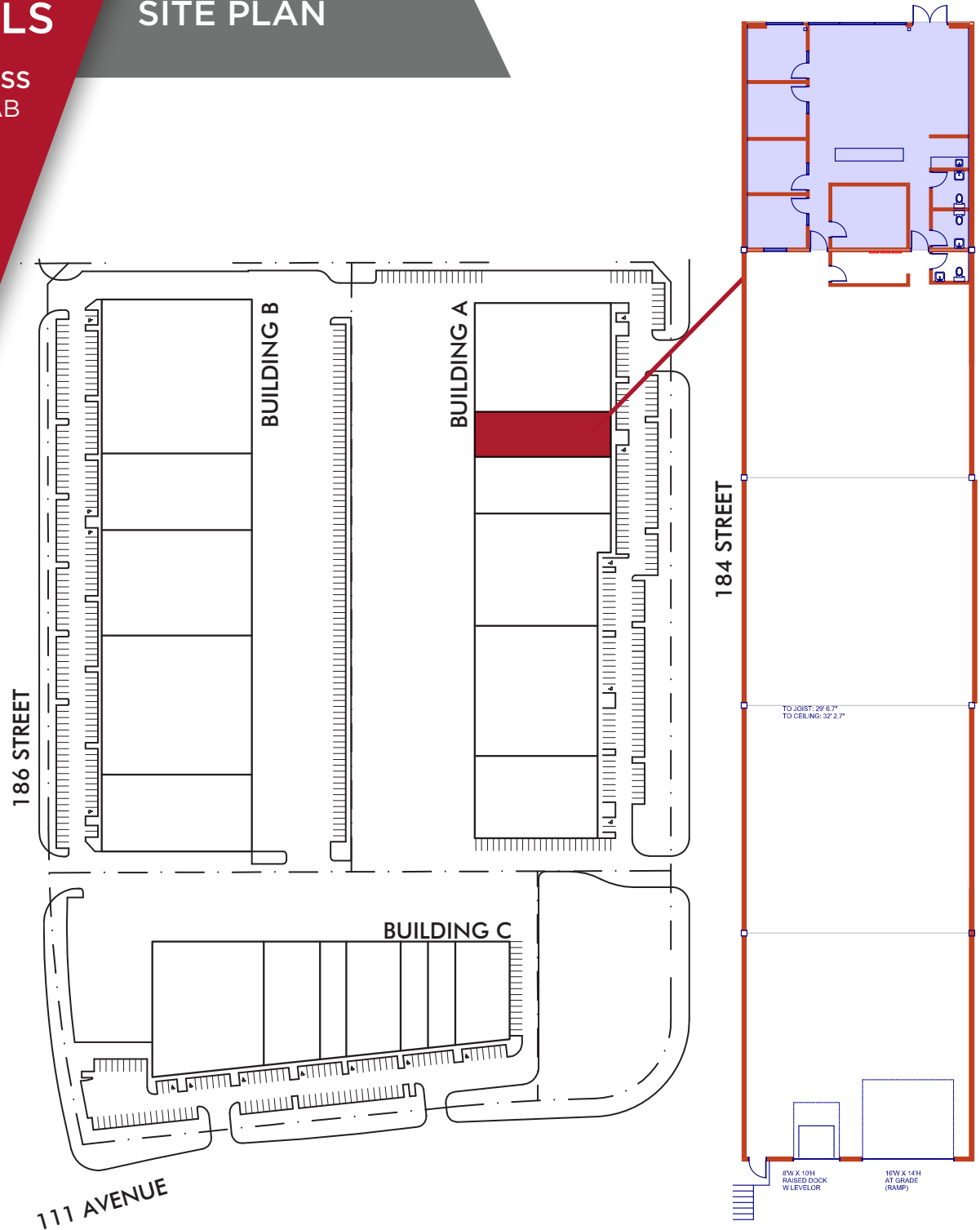
CAM \$2.45 per SF

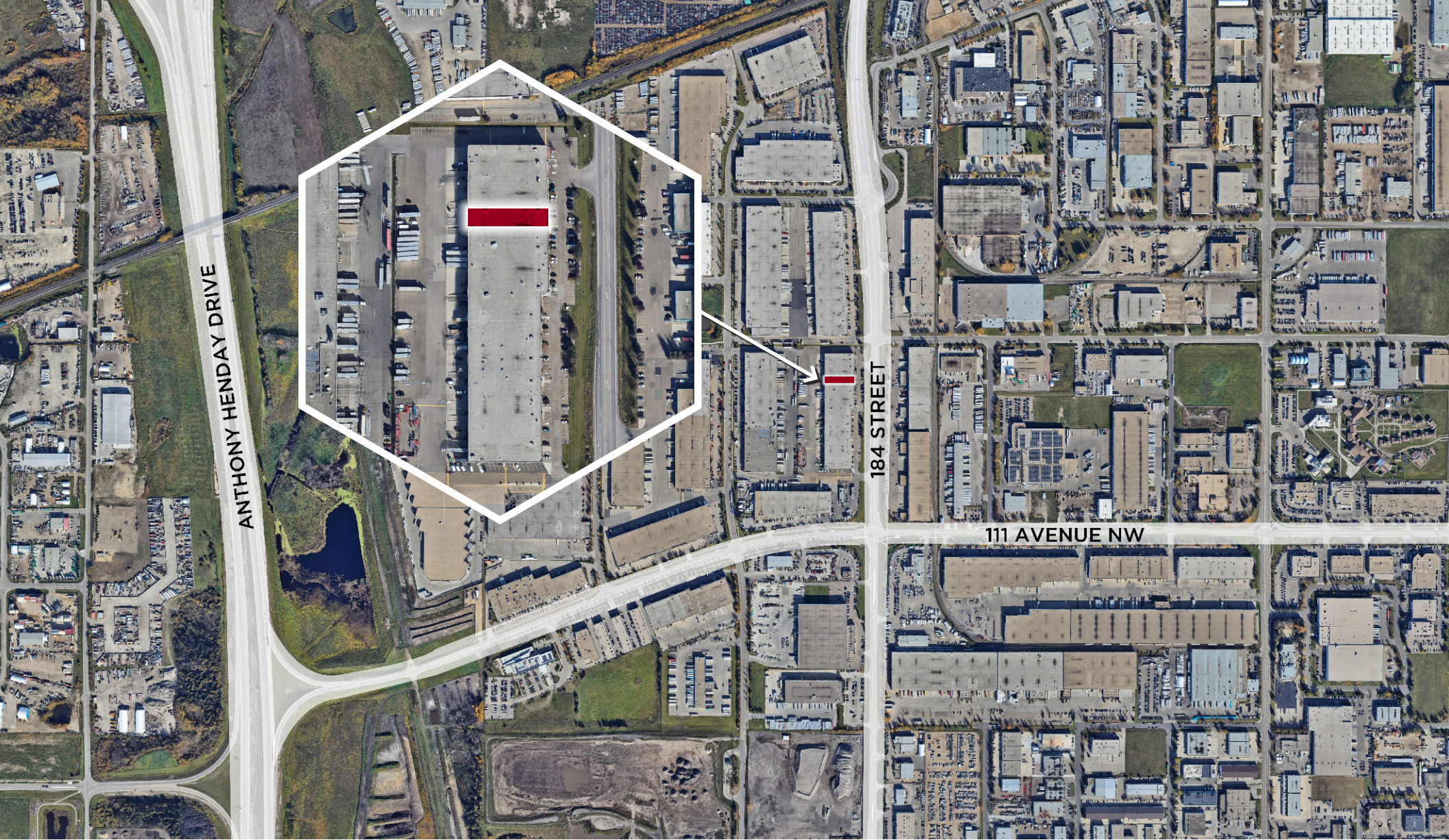
Realty Taxes \$3.69 per SF

Total \$6.14 per SF

AVAILABILITY

Immediately





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