

± 14,400 - 31,265 SF LOCATED IN WHITE INDUSTRIAL

FOR SUBLEASE

DISTRIBUTION WAREHOUSE

11228 186 STREET NW
EDMONTON, AB

Chris Sieben
Partner
Industrial Sales and Leasing
780 720 0227
chris.sieben@cwedmonton.com

Jeff Drouin Deslauriers, SIOR®
Associate Partner
Industrial Sale and Leasing
587 338 5333
jeff.deslauriers@cwedmonton.com

Shelley Horb
Team Coordinator, Licensed
780 420 1177
shelley.horb@cwedmonton.com

PROPERTY HIGHLIGHTS

- Dock & Grade Loading
- Excellent access to Yellowhead Trail & Anthony Henday
- Racking in place, ready to use
- Forklift charging station already in place
- Sprinklered
- Nearby transit four (4) Bus stops
- Leasable area equipped with two washrooms



PRIME DISTRIBUTION WAREHOUSE

- Located in White Industrial with great access to 111 Avenue, Anthony Henday (Hwy 216), 178 Street and Yellowhead Trail (Hwy 16).
- Large truck marshalling area.
- 28' clear ceiling height.
- LED lighting
- Proximity to public transit.
- Material handling equipment available to potential sub-tenant to use (at a cost), or the sub-landlord can provide as value-add services.
- Sub-landlord also open to a 3PL type of value-add service model.

FLOOR PLAN



PROPERTY DETAILS

MUNICIPAL ADDRESS

11228 186 Street
Edmonton, AB

ZONING

IM- Medium Industrial

MARKET

City West Industrial Park

LEASEABLE AREA

± 14,400 - 31,265 SF

POWER

TBV

LOADING DOORS

Grade (1) 12'x14'
Dock (5) 8'x10'

LIGHTING

LED

HEATING

Gas fired units

CEILING HEIGHT

28' clear

SPRINKLERED

Yes

BUILDING DEPTH

240'

COLUMN SPACING

55' x 40' and 20' x 40'

PARKING

Paved Surface

OPERATING COST

\$5.12/SF

SUBLEASE RATE

\$8.50/SF

LEASE EXPIRATION

MAY 31, 2030

AVAILABLE

SEPTEMBER 1, 2025

AERIAL



**CUSHMAN &
WAKEFIELD**
Edmonton

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