

Industrial | For Sublease

CBRE

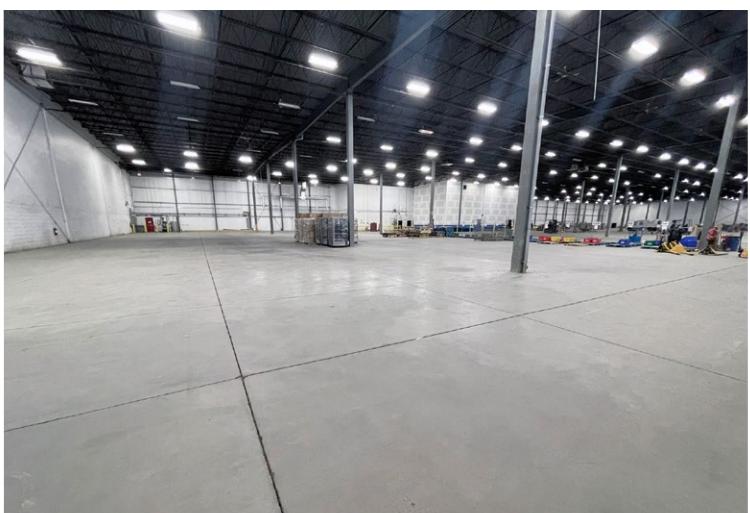
Functional Warehouse Space

11307 - 189th Street
Edmonton, Alberta
www.cbre.ca

Flexible Sublease Terms | Up to 24,736 SF



Functional Warehouse Space
11307 - 189th Street | Edmonton, Alberta



Economical Warehouse Space

24,736 SF Available for Sublease

Newer generation warehouse space with 28' clear ceiling heights, dock loading, and 55' x 40' column spans. The space is built-out with office space, lunchroom, and a washroom. Well-located with excellent access to 111th Avenue, 184th Street, Highway 16 / Yellowhead Trail, and Anthony Henday Drive.

For Sublease

Legal Address	Plan 0524864; Block 2; Lot 6						
Zoning	IM - Medium Industrial						
Total Available Area	<table><tr><td>Office</td><td>1,174 sq. ft.</td></tr><tr><td>Warehouse</td><td>23,562 sq. ft.</td></tr><tr><td>Total</td><td>24,736 sq. ft.</td></tr></table>	Office	1,174 sq. ft.	Warehouse	23,562 sq. ft.	Total	24,736 sq. ft.
Office	1,174 sq. ft.						
Warehouse	23,562 sq. ft.						
Total	24,736 sq. ft.						
Loading	(2) 8' x 10' dock doors						
Column Spacing	55' x 40'						
Ceiling Height	28' clear						
Lighting	T5HO						
Sprinklers	Yes (ESFR Ready)						
Floor Thickness	6" slab						
Operating Costs (2025)	\$5.12 per sq. ft. / annum						
Sublease Rate	\$7.00 per sq. ft. / annum						
Sublease Expiry	September 30 th , 2026 (flexible)						
Available	Immediately						

24,736

Total SF Available

28'

Clear Height

IM

Zoning

Floor Plan



Functional Warehouse Space
11307 - 189th Street | Edmonton, Alberta

For Sublease



Contact Us

Kevin Hughes
Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

Gregg Maimann
Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

Trevor Schmidt
Vice President
+1 780 917 4641
trevor.schmidt@cbre.com

Jordan Adams
Vice President
+1 780 917 4645
jordan.adams@cbre.com

Braylon Klemchuk
Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com

Jay Olmstead
Sales Representative
+1 780 554 1191
jay.olmstead@cbre.com

John Allan McKay
Associate
+1 780 915 5020
johnallan.mckay@cbre.com

Lucas Neumeyer
Associate
+1 780 850 2267
lucas.neumeyer@cbre.com

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.