

# Functional Warehouse Space

11307 - 189<sup>th</sup> Street  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

Flexible Sublease Terms | Up to 24,736 SF



## Functional Warehouse Space

11307 - 189<sup>th</sup> 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 111<sup>th</sup> Avenue, 184<sup>th</sup> Street, Highway 16 / Yellowhead Trail, and Anthony Henday Drive.

Legal Address	Plan 0524864; Block 2; Lot 6	
Zoning	IM - Medium Industrial	
Total Available Area	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 <sup>th</sup> , 2026 (flexible)	
Available	Immediately	

24,736

Total SF Available

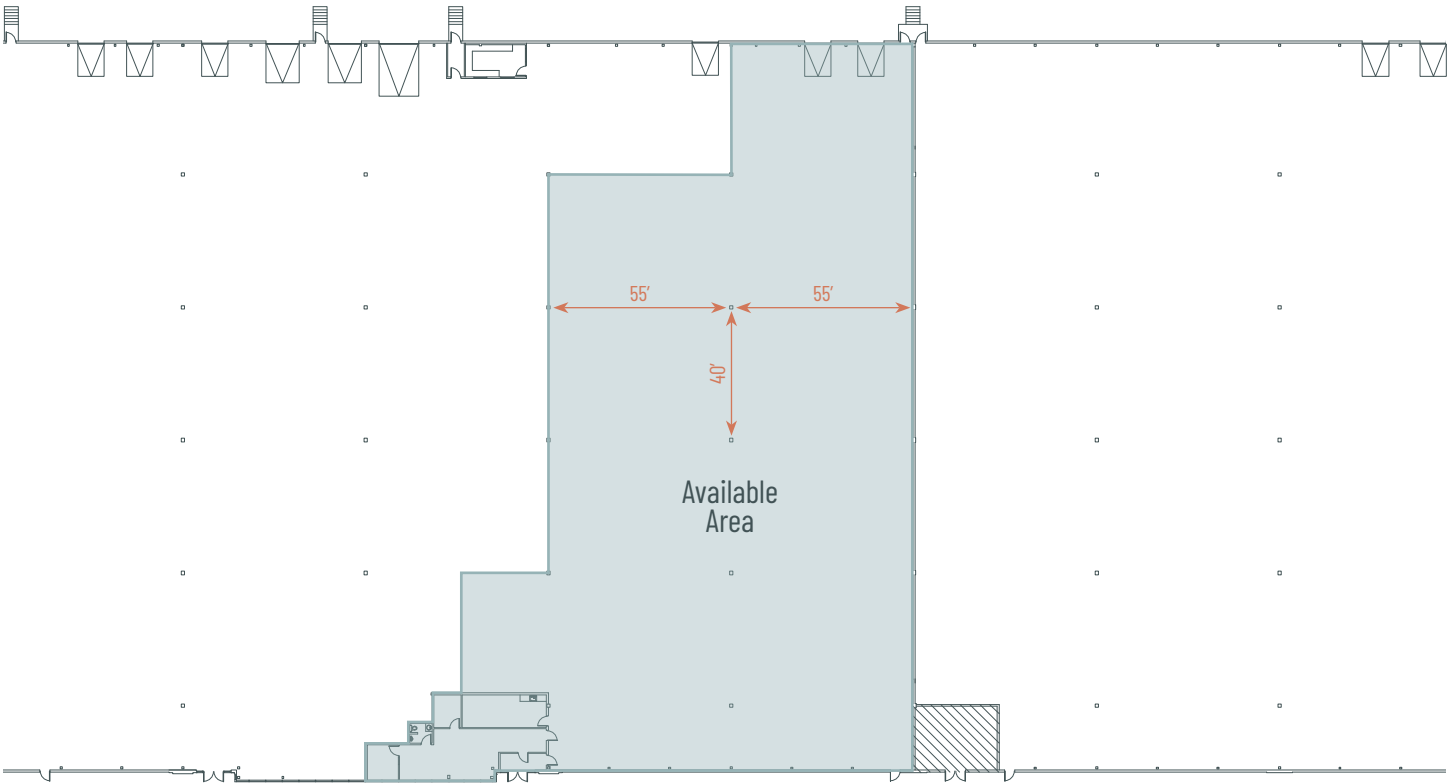
28'

Clear Height

IM

Zoning

Floor Plan







## Contact Us

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

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