

Office / Warehouse Space

Yellowhead Crossing Building B

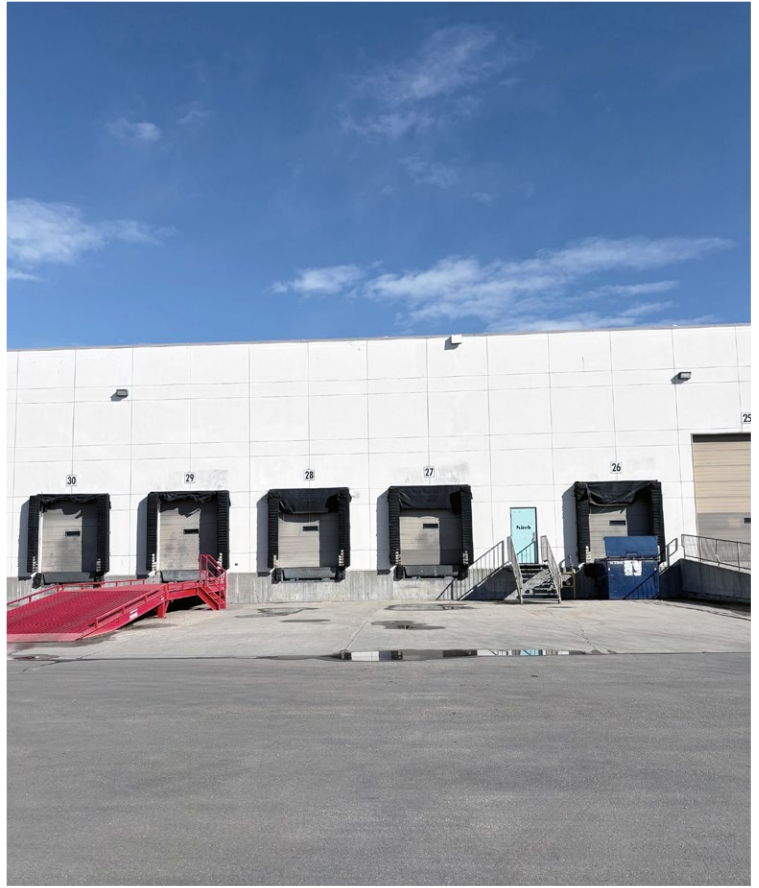
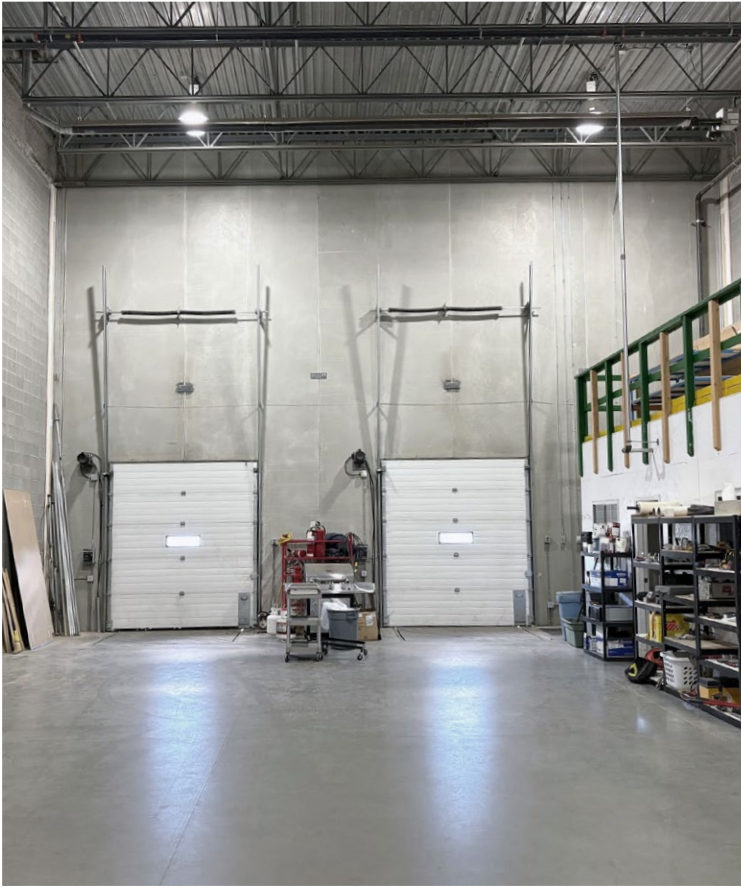
11528 - 184th Street
Edmonton, Alberta
www.cbre.ca

8,404 SF with Dock Loading



Office / Warehouse Space

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Yellowhead Crossing Building B

Excellent access to major roadways including Yellowhead Trail, Anthony Henday Drive, 184th Street and 170th Street. Dock loading warehouse with ample truck marshalling area. Existing mobile freezer/cooler trailers can be made available as part of the sublease.

Legal Address	Plan 0325778; Block 3; Lot 1		
Zoning	IM - Medium Industrial		
Available Area	Office	±1,200 sq. ft.	
	Warehouse	±7,204 sq. ft.	
	Total	±8,404 sq. ft.	
Dock Loading	(2) 9' x 10' with levelers		
Construction	Pre-cast concrete		
Bay Dimensions	40' x 179'		
Ceiling Height	26' clear		
Power	250 amp, 600 volt, 3-phase <i>*To be confirmed</i>		

Heating	Radiant tube & forced air gas fired units
Downdraft Fans	Yes
Lighting	Halogen in warehouse
Sprinklers	Yes
Parking	Surface
Fibre	Yes
Op Costs (2026)	\$6.61 per sq. ft. / annum
Lease Rate	\$10.00 per sq. ft. / annum
Sublease Expiry	April 29, 2028
Available	Immediately

Floor Plan



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For Sublease



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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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