

# Showcase / Industrial Warehouse

18547 - 104<sup>th</sup> Avenue  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

19,800 SF End-Bay Unit with Dock and Grade Loading



## Showcase / Industrial Warehouse Space

18547 - 104<sup>th</sup> Avenue | Edmonton, Alberta



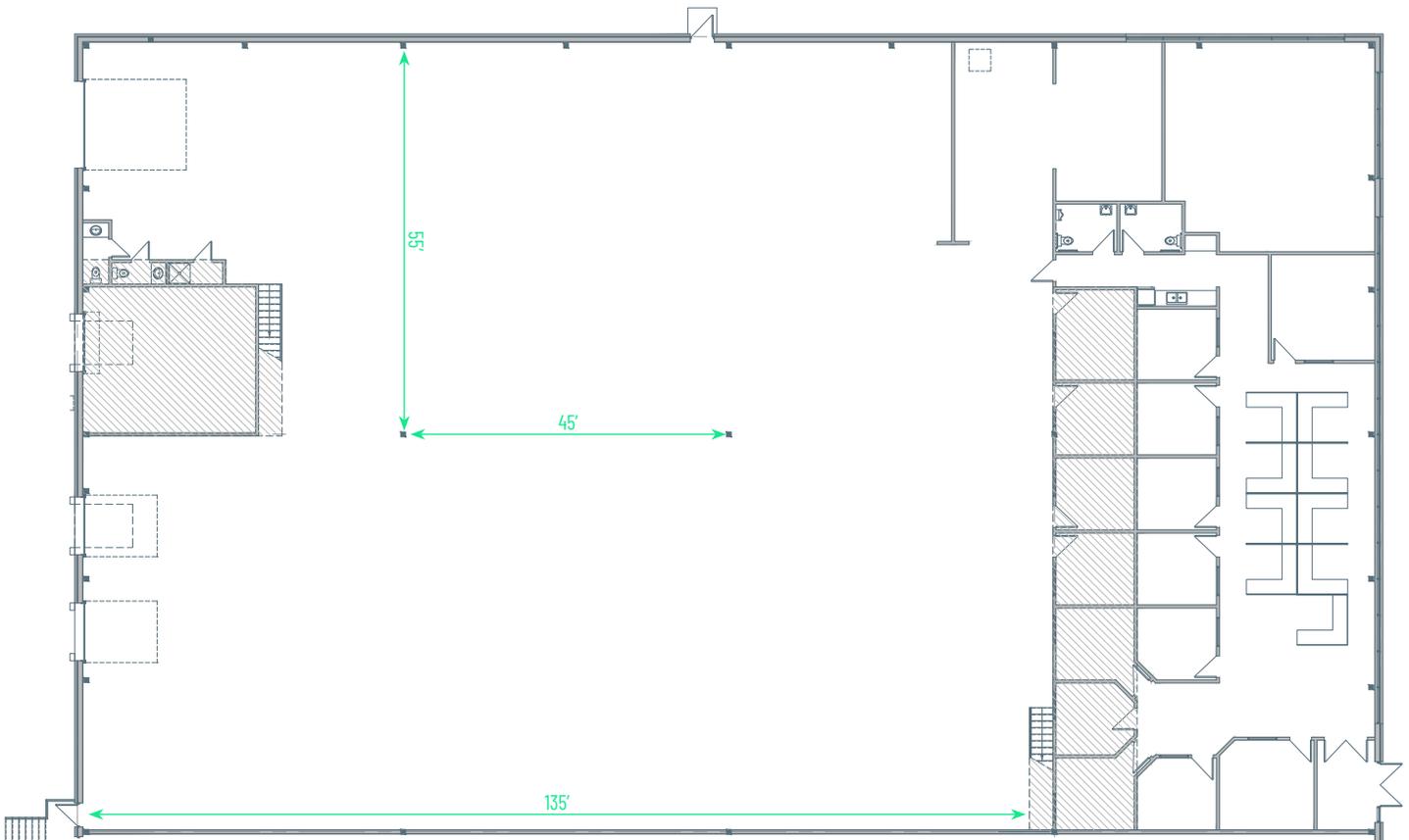
# Showcase Industrial Space

Excellent northwest Edmonton location in Sunwapta Business Park, with easy access to Stony Plain Road, 184<sup>th</sup> Street, and Anthony Henday Drive. This 19,800 sq. ft. warehouse bay features dock and ramped-to-grade loading.

Legal Address	Plan 0926096; Block 1; Lot 11
Zoning	IM - Medium Industrial
Year Built	2006
Available Area	19,800 sq. ft.
Dock Loading	(3) 8' x 10'
Ramped-to-Grade Loading	(1) 12' x 14'
Construction	Concrete block & insulated metal panels
Column Spacing	55' x 180'
Ceiling Height	28' clear
Power	100 amp, 347/600 volt, 3-phase <i>*To be confirmed</i>

Heating	Gas fired overhead unit heaters Downdraft fans
Lighting	T5H0
Sprinklers	Yes
Telus Fibre	Yes
Parking	25 surface stalls on north side 11 surface stalls on west side
Op Costs (2025)	\$7.55 per sq. ft. / annum
Lease Rate	Market
Available	Immediately

## Floor Plan



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# For Lease



## 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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