

# BUILDING A

30,005 SF

Municipal address: 12828 184 Street NW, Edmonton, AB

Available yard size: 0.87 acres of yard fenced and gated

Unit size: 30,005 SF with 531 SF office

Zoning: IM - Medium Industrial

Loading: 5 dock doors

Ceiling height: 28' clear

Power: 600A, 347V on a 200A switch

Rental rate: \$10.00 PSF

Operating costs: \$5.08 PSF excluding water & admin fee



8" Floor slab



Sprinklers: ESFR



Landlord to upgrade to LED fixtures



Radiant tube heating above loading doors, unit heaters



Column grid: 55' x 37' with 46' speed bay



Building depth: 270



Yard availability to lease 0.87 acres to the north of the building @ \$1.50 PSF



Close proximity to CN Intermodal Yard



Great access through major roadways such as Anthony Henday, Yellowhead Trail, and 184 Street



Available April 1, 2026



# HORIZON BUSINESS PARK

125 AVENUE & 184 STREET

**0.87 ACRES**  
yard space available

**531 SF**  
office space

