

BUILDING E

45,521 SF

Municipal address: 12642 184 Street NW, Edmonton, AB

Available yard size: 0.87 acres of yard fenced and gated

Unit size: 45,521 SF with 2,200 SF of show suite office

Zoning: IM - Medium Industrial

Loading: 3 dock doors (all with 10,000 lb levelers)
Ability to add 2 more doors (dock or ramp to grade)

Ceiling height: 32' clear

Power: 400A, 600V

Rental rate: \$8.95 PSF

Operating costs: \$5.18 PSF excluding water & admin fee



8" Floor slab



ESFR sprinklered



LED lighting with motion sensors



Column grid: 55.6' x 40' with 60' speed bay



Building depth: 269'



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

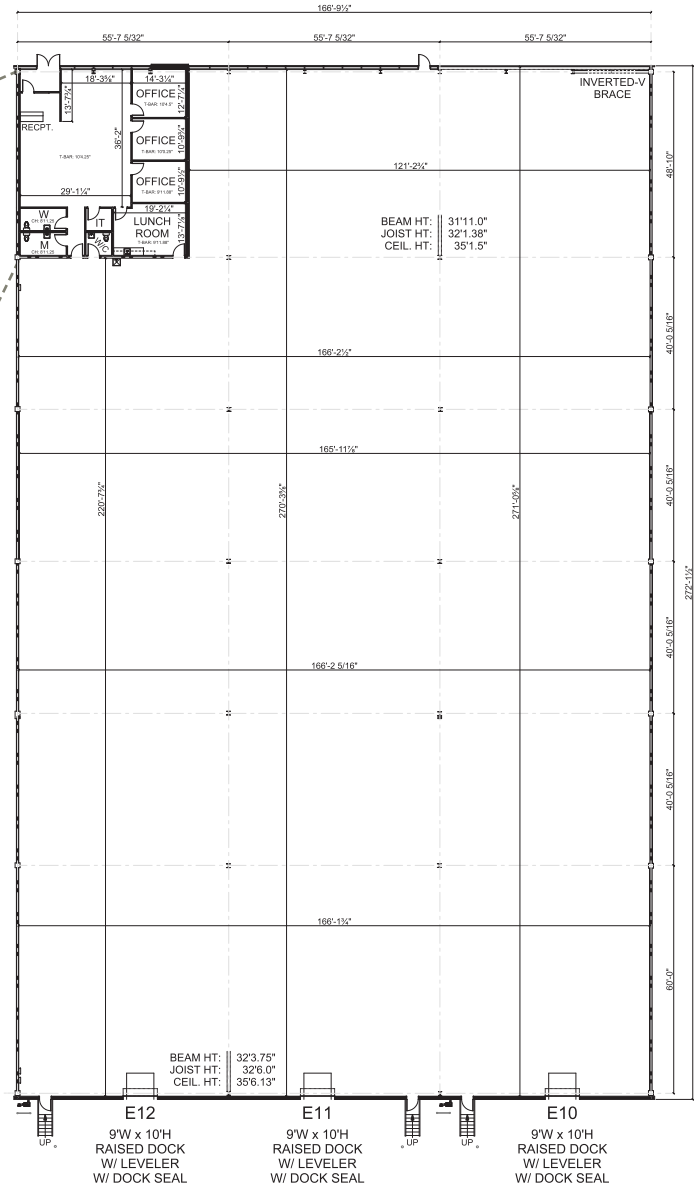
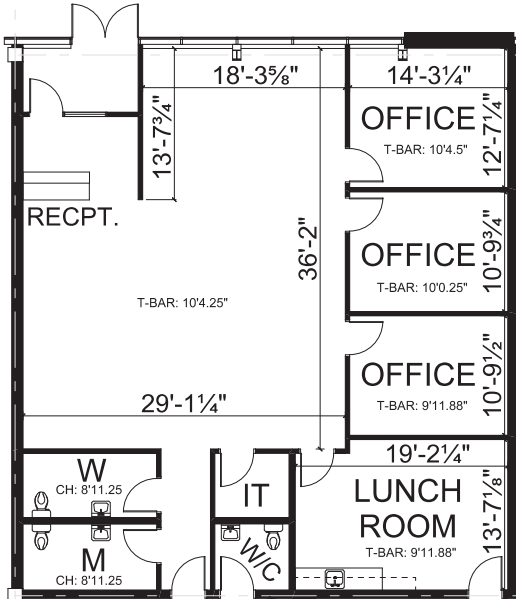


Available immediately

HORIZON BUSINESS PARK

125 AVENUE & 184 STREET

2,200 SF
show suite office space



0.87 ACRES
yard space available

