

# YELLOWHEAD CROSSING II SUBLEASE

11504 186 STREET NW, EDMONTON, AB

**108,971 SF INDUSTRIAL SPACE AVAILABLE**



# PROPERTY HIGHLIGHTS

Yellowhead Crossing II presents a rare sublease opportunity in a modern distribution facility. With quality office buildout, efficient warehouse space, and extensive dock loading, it's ideally suited for logistics, distribution, and e-commerce users seeking a strategic, accessible location.

- Dock and ramped grade loading
- LED lighting and ESFR Sprinklers
- Public transit at park entrance
- Professionally managed
- Excellent access to major transportation routes such as Yellowhead Trail, Anthony Henday, 184 Street and 170 Street





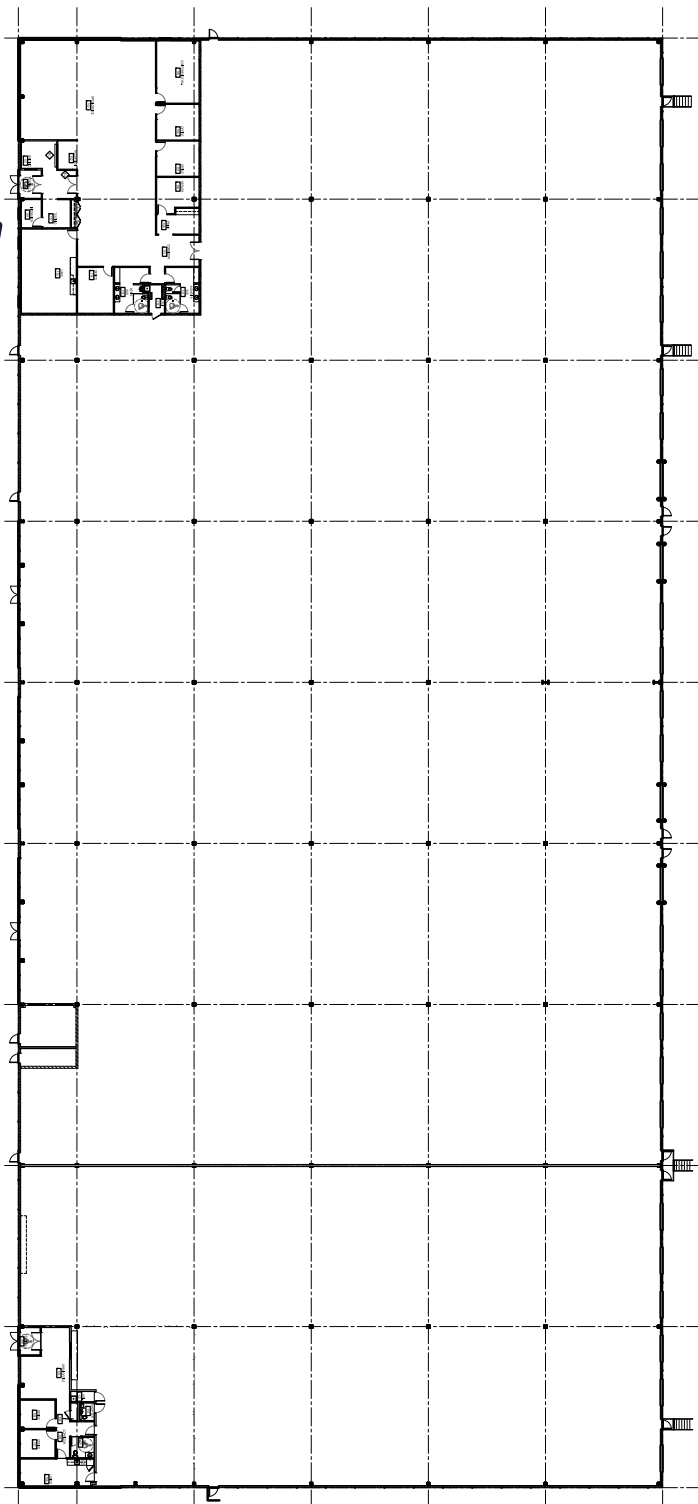
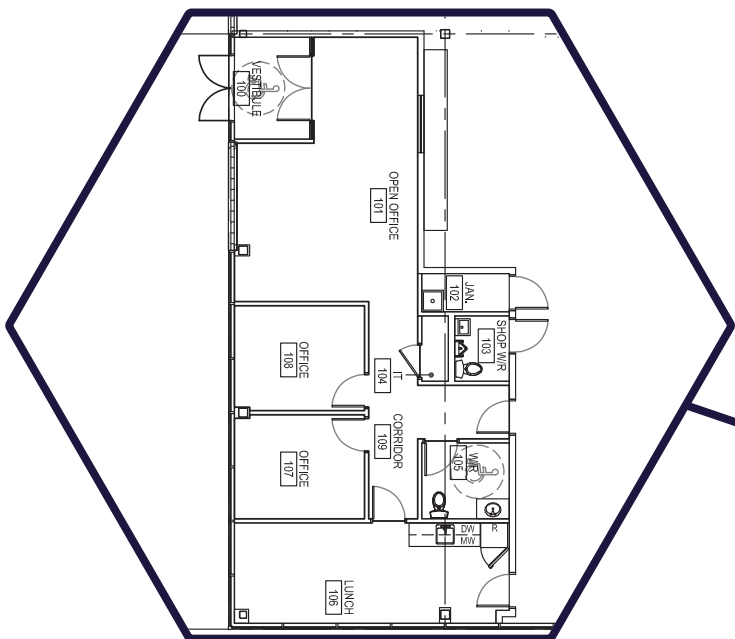
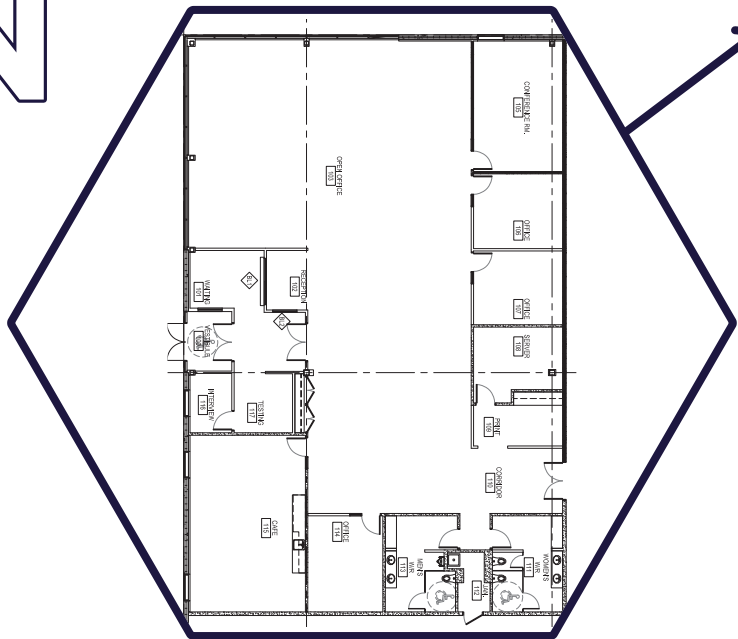


# PROPERTY DETAILS



<b>Municipal Address</b>	11504 186 Street NW, Edmonton, AB
<b>Zoning</b>	IM - Medium Industrial
<b>Building Age</b>	2012
<b>Availability</b>	November 1, 2025
<b>Sublease Expiry</b>	October 31, 2026
<b>Power</b>	1,600 Amp, 347/600 Volt, 3 Phase, 4 Wire
<b>Available Size</b>	Office: 5,500 SF Warehouse : 103,471 SF <b>Total 108,971 SF</b>
<b>Ceiling Height</b>	28' Clear
<b>Loading Doors</b>	(23) 9' x 10' Dock with 35,000 lb hydraulic levelers & (4) 12' x 14' Ramped Grade
<b>Heating</b>	HVAC RTU, Gas fired unit heaters
<b>Lighting</b>	T5 lighting
<b>Sprinklers</b>	ESFR
<b>Building Depth</b>	220'
<b>Column Spacing</b>	55'x40'
<b>Additional Rent</b>	Opex: \$1.79 per SF Taxes: \$3.44 per SF Management Fee: \$0.35 per SF <b>TOTAL: \$5.58 per SF</b>
<b>Lease Rate</b>	<b>\$8.00 per SF</b>

# FLOOR PLAN







# PROPERTY PHOTOS







# PROPERTY PHOTOS





# AERIAL VIEW







**CUSHMAN &  
WAKEFIELD**

Edmonton

**Andy Horvath**

Partner

780-908-3353

[andy.horvath@cwedm.com](mailto:andy.horvath@cwedm.com)

**Keith Boer**

Sales Associate

780-990-8557

[keith.boer@cwedm.com](mailto:keith.boer@cwedm.com)

**Nicole Stewart**

Team Coordinator, Unlicensed

587-589-4215

[nicole.stewart@cwedm.com](mailto:nicole.stewart@cwedm.com)