

BUILDING D

73,322 SF

Municipal address:	12632 184 Street NW, Edmonton, AB
Available yard size:	0.87 acres of yard fenced and gated
Unit size:	73,332 SF with 958 SF office & 669 SF shipping office
Zoning:	IM - Medium Industrial
Loading:	11 dock doors (8'x10') with levellers and grade-level door (18'x16') with concrete ramp
Ceiling height:	28' clear
Power:	200A at 120/208V (TBC)
Rental rate:	\$9.50 PSF
Operating costs:	\$5.12 PSF excluding water & admin fee



8" Floor slab



ESFR Sprinklered



Landlord to upgrade to LED fixtures



Radiant tube heating above loading doors, unit heaters



Column grid: 41' x 55' & 41' x 36 with 52' speed bay



Building depth: 221'



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

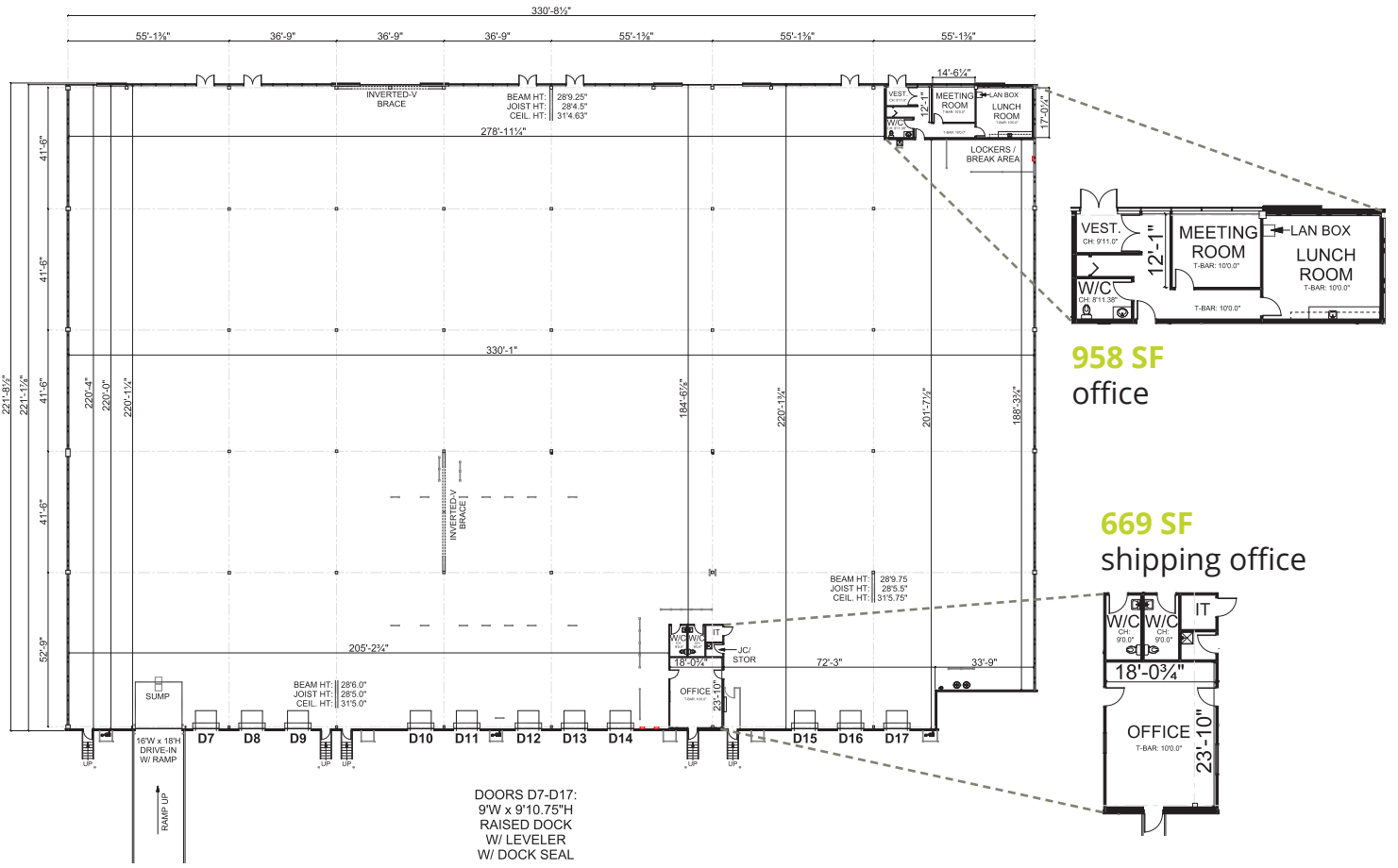


Available March 1, 2026



HORIZON BUSINESS PARK

125 AVENUE & 184 STREET



0.87 ACRES
yard space available

