

HORIZON

BUSINESS PARK

FOR LEASE


125 Avenue & 184 Street
Edmonton, AB

ANTHONY HENDAY DRIVE

184 STREET

MANAGED BY:

Choice Properties^{REIT}

 Intermodal Terminal

HORIZON BUSINESS PARK

CURRENT VACANCIES: 30,005 SF | 45,521 SF | 73,222 SF

Ryan Zabloski
Principal
+1 780 993 7474
ryan.zabloski@avisonyoung.com

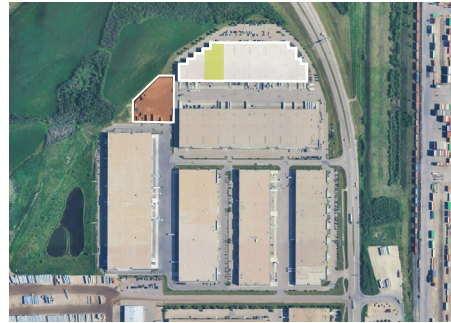
Rob Iwaschuk
Principal
+1 780 907 0554
rob.iwaschuk@avisonyoung.com

Colin Ludwig
Principal
+1 780 955 5404
colin.ludwig@avisonyoung.com

**AVISON
YOUNG**

BUILDING A

12828 184 Street



BUILDING SIZE
213,433 SF

CURRENT AVAILABILITIES
30,005 SF

BUILDING B

12704 184 Street



BUILDING SIZE
270,228 SF

CURRENT AVAILABILITIES
Fully leased

BUILDING C

12622 184 Street



BUILDING SIZE
178,253 SF

CURRENT AVAILABILITIES
Fully leased

BUILDING D

12632 184 Street



BUILDING SIZE
179,822 SF

CURRENT AVAILABILITIES
73,322 SF

BUILDING E

12642 105 Avenue

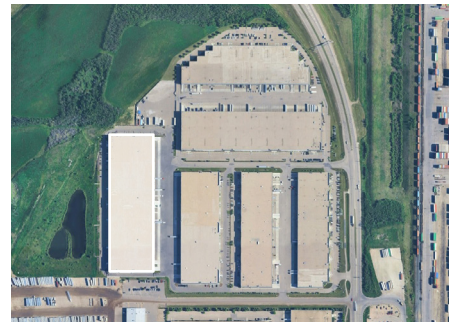


BUILDING SIZE
214,070 SF

CURRENT AVAILABILITIES
45,521 SF

BUILDING F

12652 184 Street

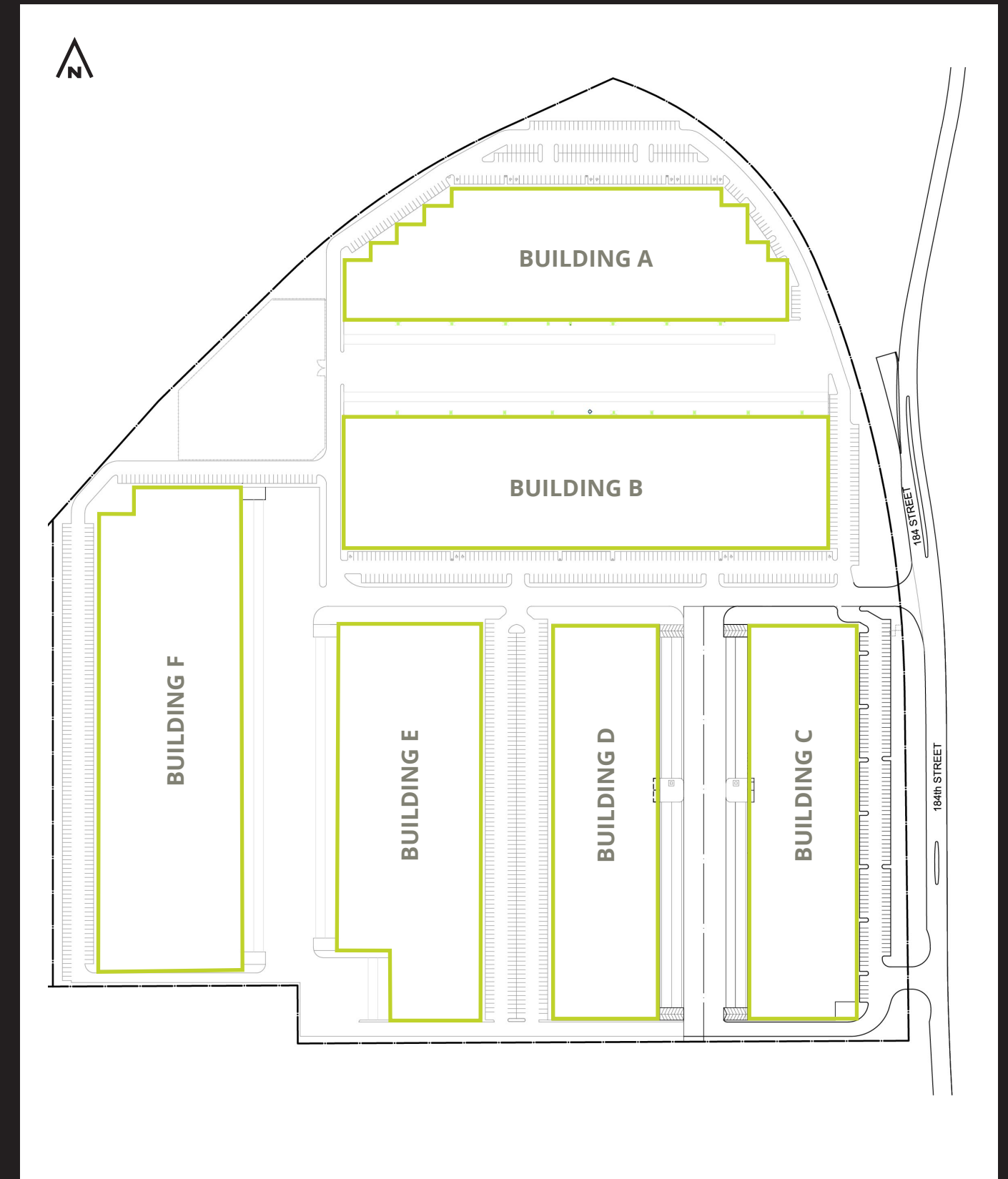


BUILDING SIZE
297,116 SF

CURRENT AVAILABILITIES
Fully leased



SITE PLAN



BUILDING A

30,005 SF

HORIZON BUSINESS PARK

125 AVENUE & 184 STREET

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

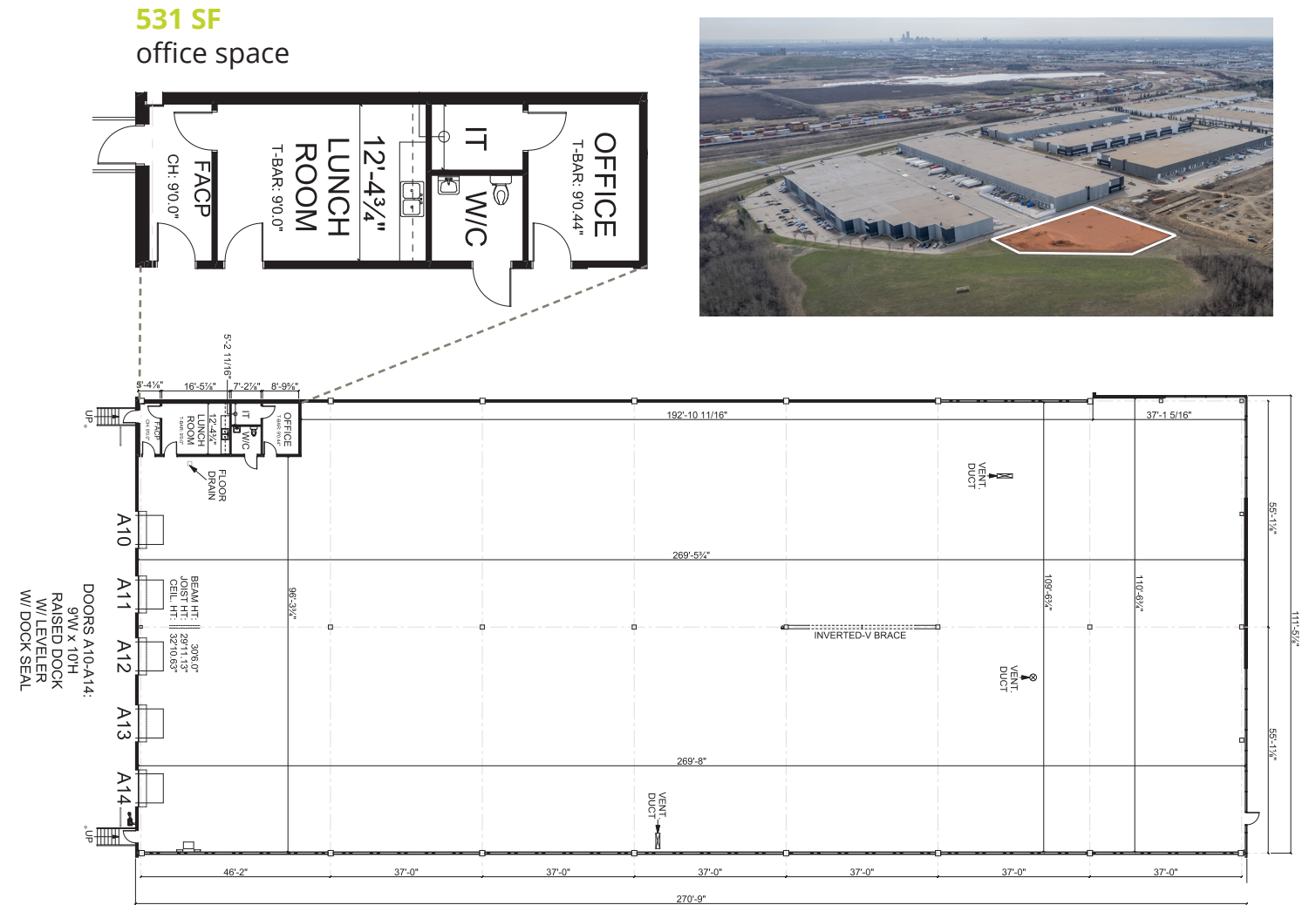
Rental rate: \$10.00 PSF

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

-  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



0.87 ACRES
yard space available



BUILDING D











73,322 SF

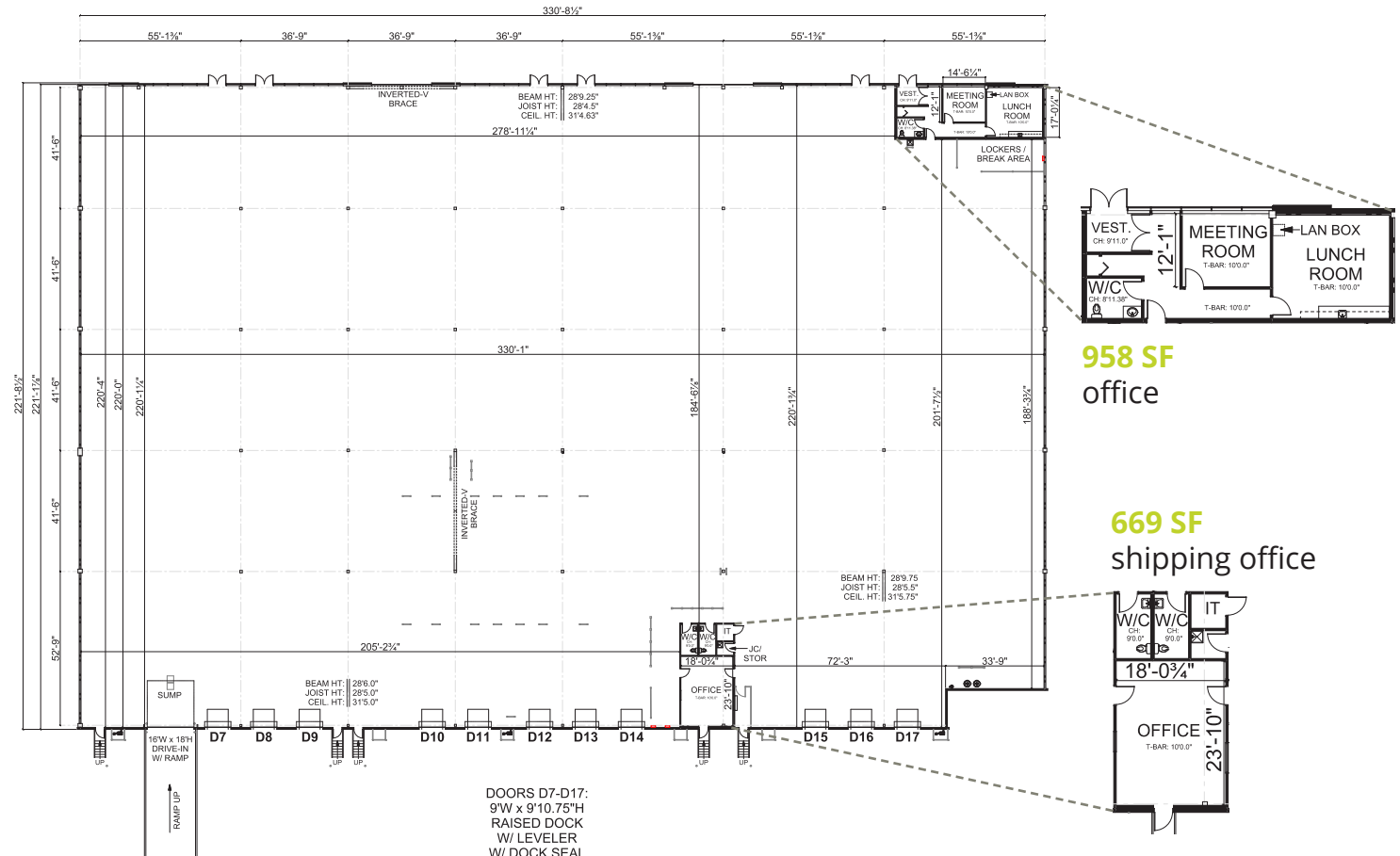
HORIZON BUSINESS PARK

125 AVENUE & 184 STREET

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 costs



-  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



0.87 ACRES
yard space available



BUILDING E

45,521 SF

HORIZON BUSINESS PARK

125 AVENUE & 184 STREET

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

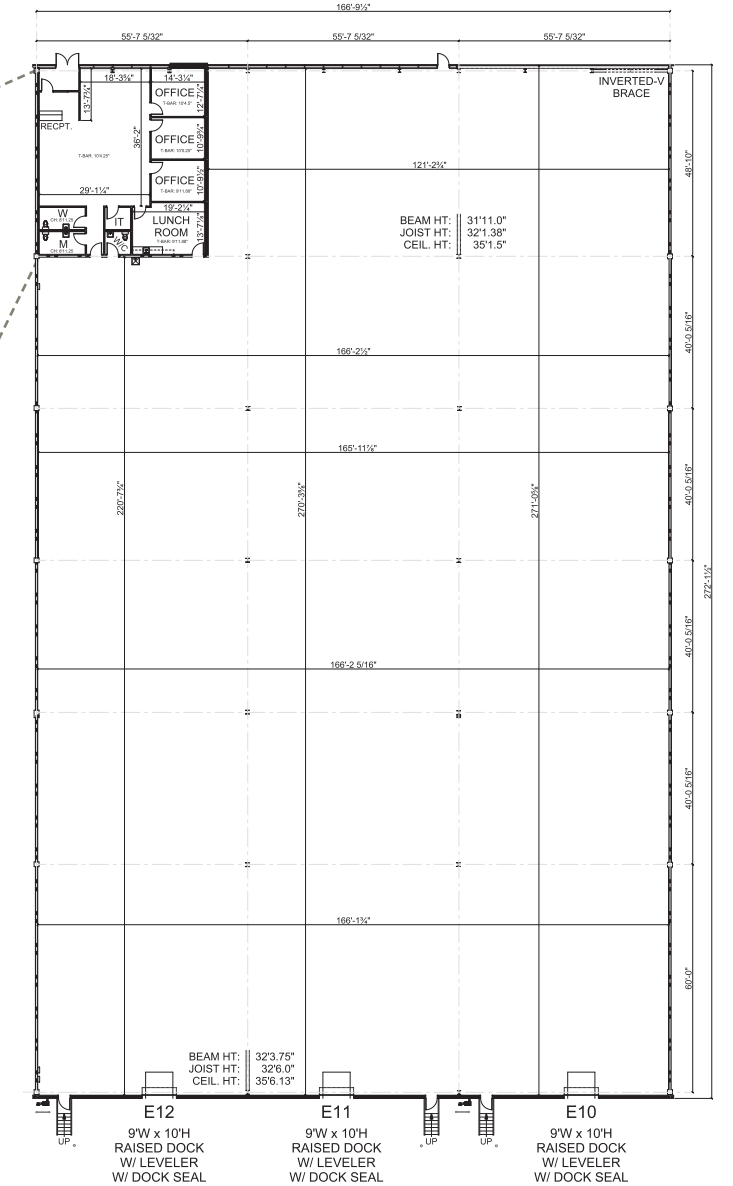
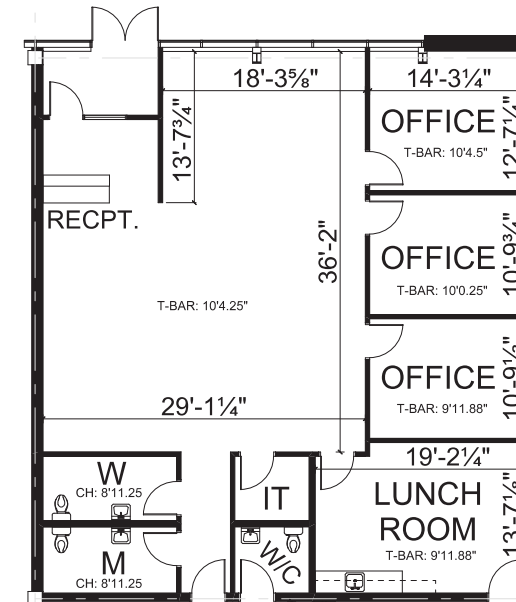
Power: 400A, 600V

Rental rate: \$8.95 PSF

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



2,200 SF show suite office space



0.87 ACRES yard space available



- 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

LOCATION OVERVIEW

DRIVE TIMES

CN Edmonton 184 Street Intermodal Terminal	2 mins
St. Albert	6 mins
Spruce Grove	13 mins
Downtown Edmonton	20 mins
Stony Plain	22 mins
Edmonton International Airport	28 mins

LABOUR FORCE

Within 20k	588,419
Within 10k	214,836
Within 5k	15,618

DEMOGRAPHICS (WITHIN 5K)



27,557
Population



10.969
Households



18.0%
Pop. Change (2024 - 2029)



\$131,617
Average household income



39.1
Median Age

ACCESS DRIVE TIMES

Anthony Henday Drv	1 min
Yellowhead Trail/ HWY 16	2 mins
170 Street	5 mins
Stony Plain Rd	7 min

NEARBY AMENITIES

Costco, Lowe's, LA Fitness, Go Honda, Big West Ford, Audi, BMW, Travelodge, Marriott, Hampton Inns, Wingate by Wyndam, Rona, Walmart, Dollar Tree, Tim Hortons, Wendy's, McDonald's and more

EXCEPTIONAL EXPOSURE TO ANTHONY HENDAY DRIVE AND YELLOWHEAD TRAIL HIGHWAY

ACROSS THE STREET FROM CN INTERMODAL TERMINAL



HORIZON

BUSINESS PARK



MANAGED BY:

Choice
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LET'S CONNECT

Ryan Zabloski

Principal

+1 780 993 7474

ryan.zabloski@avisonyoung.com

Rob Iwaschuk

Principal

+1 780 907 0554

rob.iwaschuk@avisonyoung.com

Colin Ludwig

Principal

+1 780 955 5404

colin.ludwig@avisonyoung.com

Visit us online

avisonyoung.com

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