



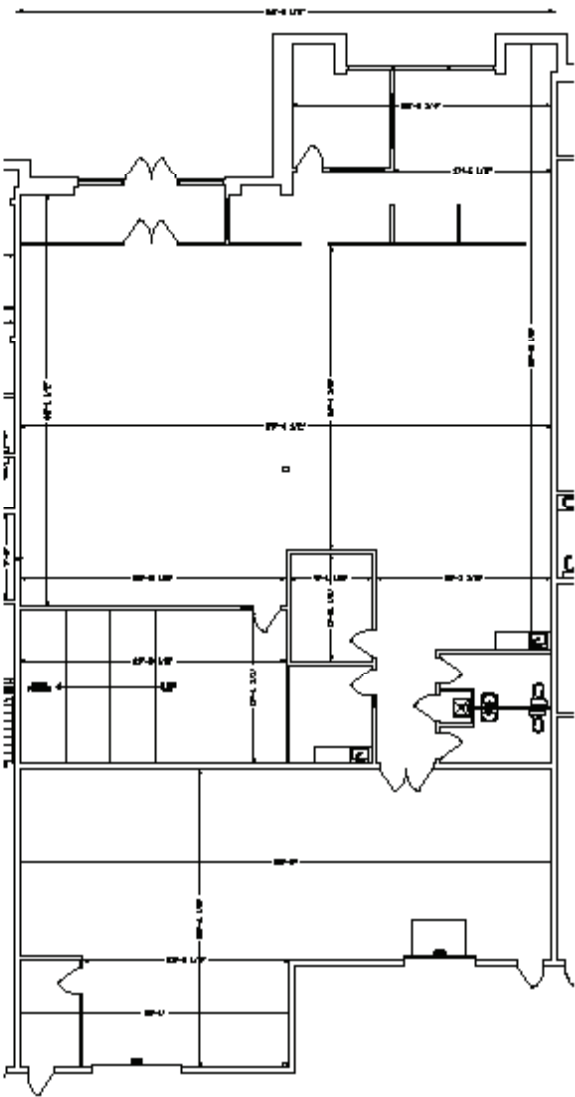
# 5215

86 Street,  
Commerce South  
Business Park - Building 1

5215 – 6,181 sf

Available May 1, 2026

# Floor Plan



# Building Details

- Close proximity to Roper Road, Whitemud Drive and 75 Street
- Excellent exposure to 86 Street NW
- Dock & Grade Loading
- Large marshalling area
- Class A industrial buildings

# Specifications

SHOWROOM/OFFICE	4,452 SQ FT
WAREHOUSE	1,729 SQ FT
TOTAL AREA	6,181 SQ FT
TERM	5 years
CLEAR HEIGHT	21' 8"
LOADING	(1) Grade (10 x 12) & 1 Dock
HEATING	Unit heaters & rooftop unit
SPRINKLERS	Wet system warehouse
POWER	225 AMPS/ 120/240C/ 3 PHASE / 4 Wire (TBC)
ZONING	BE - Business Employment Zone

ADDITIONAL RENT  
\$8.98 2026 estimate

BASE RENT  
\$11.25 psf





Well-connected  
to various  
access points.

Northwest location in close proximity to:

- Roper Road, Whitemud Drive and 75 Street
- Excellent exposure to 86 Street NW





Let's get in touch.

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