



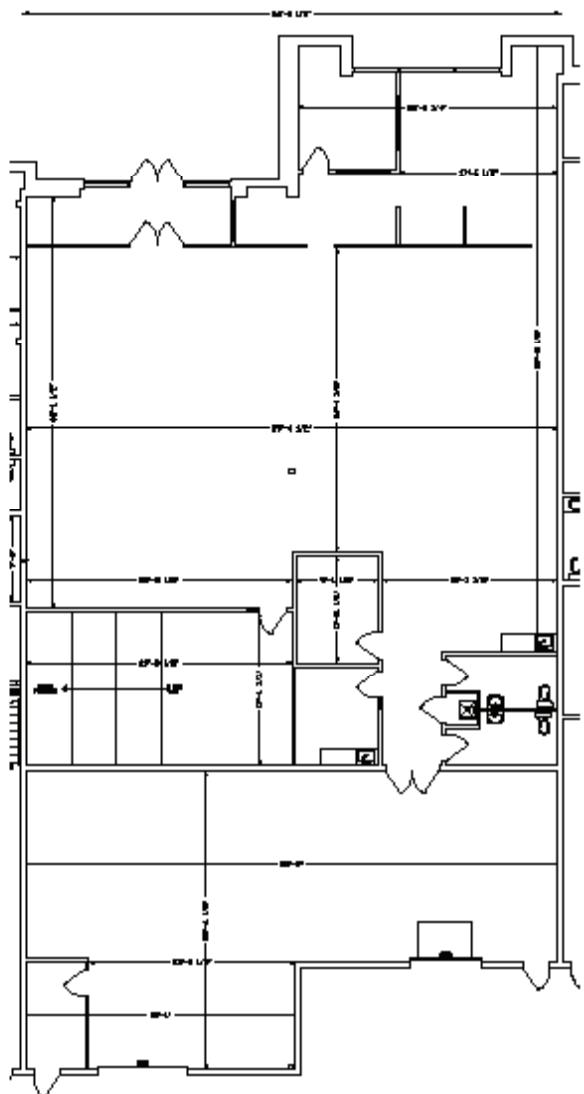
5215

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.

TRAVIS DOCHUK
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