



11546

186 Street,
Yellowhead Crossing - Bldg 3

11546 – 56,292 sf

Available Immediately



YELLOWHEAD CROSSING - BLDG 3

Building Details

- Built out office: 5 private offices, boardroom, bull pen, 4 washrooms and lunchroom
- Venting for forklift charging
- Office/Warehouse lighting being upgraded to LED
- Radiant Heat at dock doors
- Tenant Improvement Allowance available

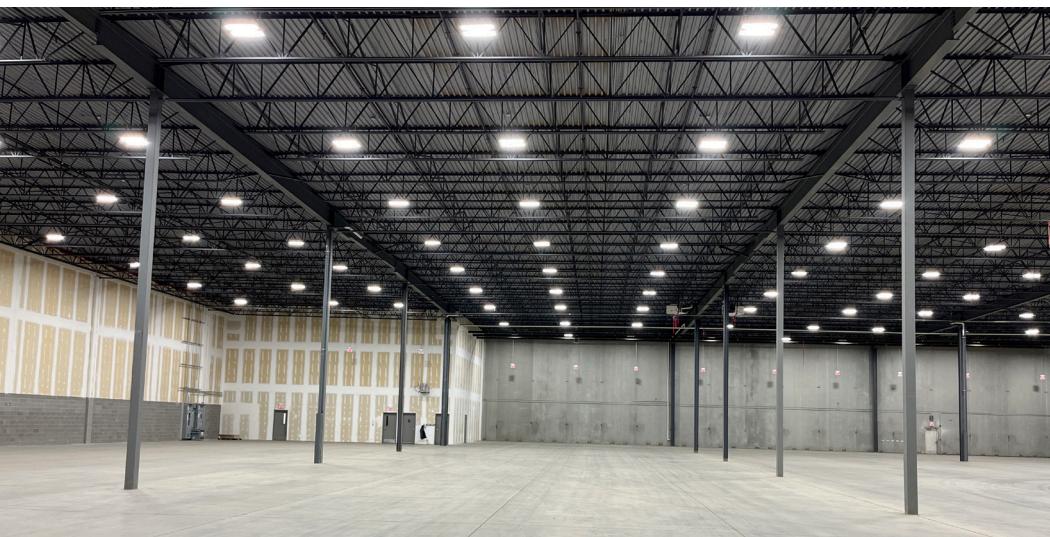
Specifications

OFFICE	2,452 SQ FT
SHIPPING OFFICE	250 SQ FT
WAREHOUSE	<u>53,590 SQ FT</u>
TOTAL SQ FT	56,292 SQ FT
TERM	Negotiable
CLEAR HEIGHT	28'
LOADING	10 Dock & 2 Grade
HEATING	Forced Air & Radiant heat at dock doors
PARKING	Common stalls
SPRINKLERS	ESFR
POWER	400 AMPS/600 VOLTS/ 3 PHASE
ZONING	IM - Medium Industrial

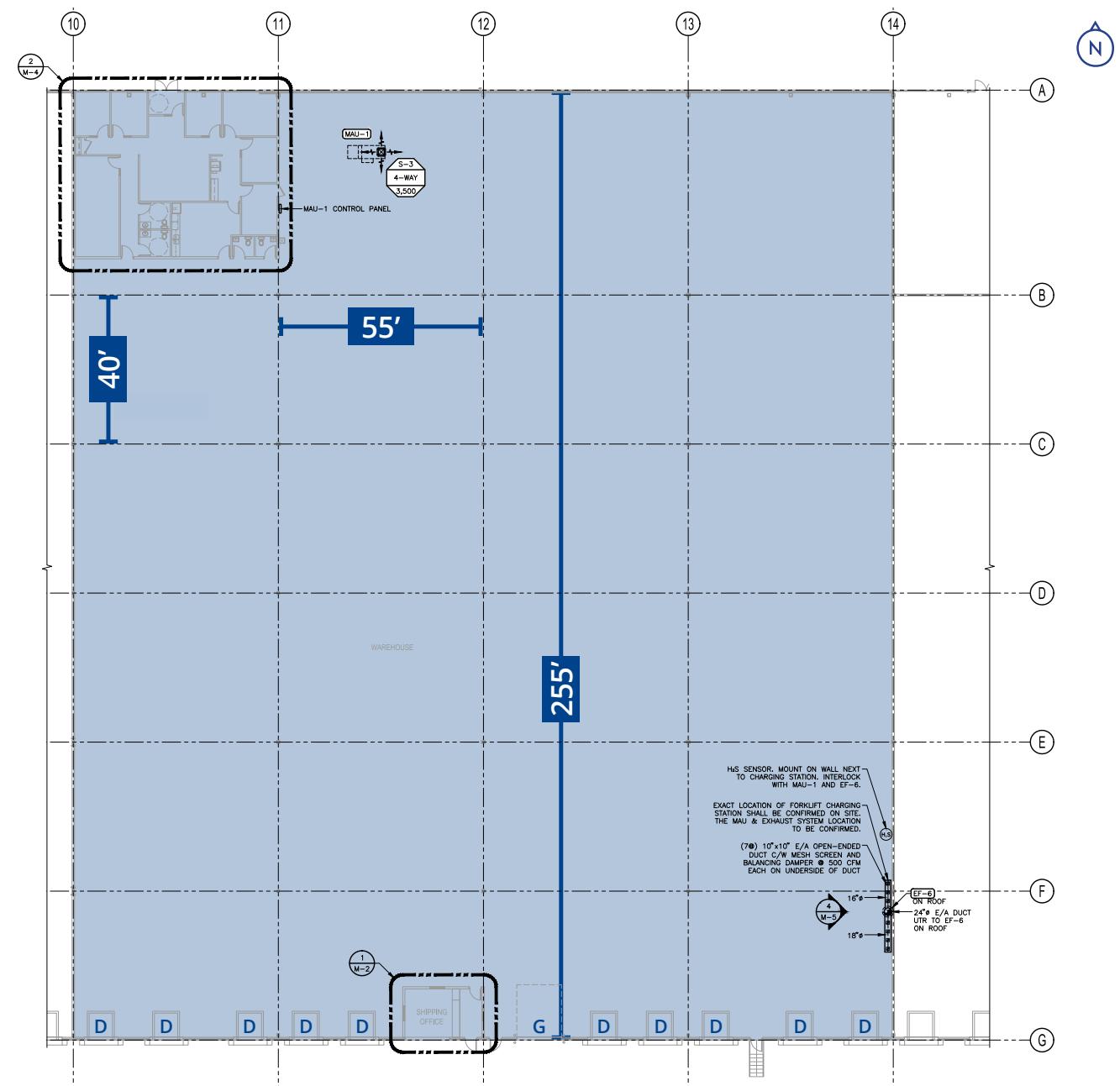


ADDITIONAL RENT
\$5.76 psf per annum (2026 estimate)

ASKING RATE
Starting \$8.95 psf per annum



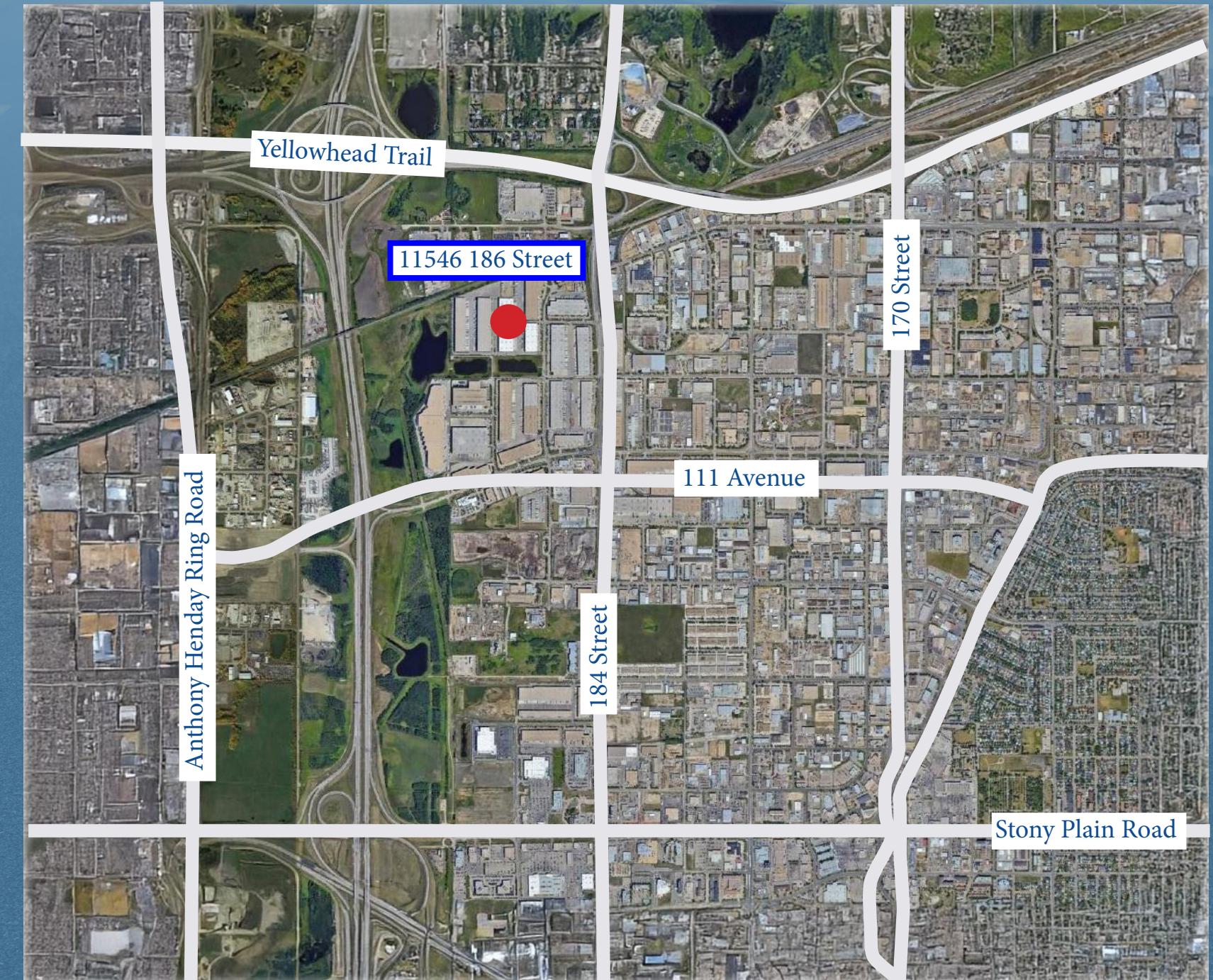
Floor Plan



Well-connected to various access points.

Northwest location in close proximity to:

- Yellowhead Trail
- Anthony Henday Ring Road
- Arterials 184th Street
- Stony Plain Road

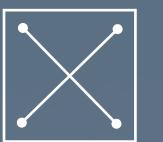




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BGO Properties is a leading provider of property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients.

Our trusted team of industry experts sees opportunities where others don't, seeking creative solutions to solve challenges big and small. We strive to develop deep partnerships and provide unrivalled service to enhance our clients' experience and returns.



69M+

SQ.FT. OF ASSETS MANAGED
/ 40% FOR 3RD PARTY CLIENTS
(as of September 30, 2025)



443

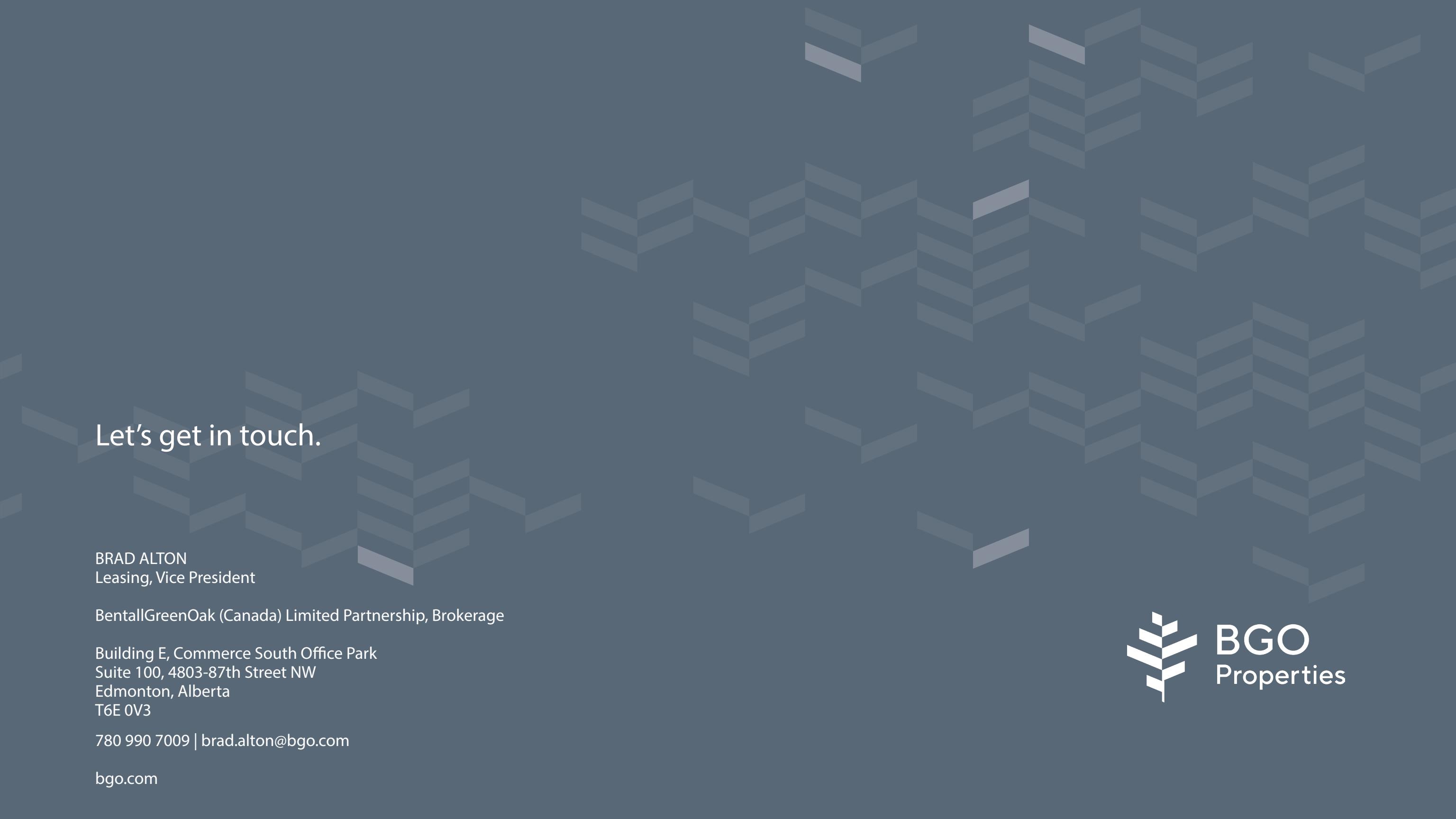
PROPERTIES MANAGED
ACROSS CANADA



950+

EMPLOYEES IN
CANADA





Let's get in touch.

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