



11546

186 Street,
Yellowhead Crossing - Bldg 3

11546 – 56,292 sf

Available Immediately

56,292 SF

TOTAL SQ FT - BLDG 3



55'W x 40'D

COLUMN GRID



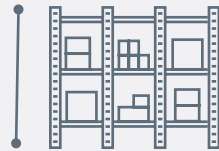
53,590 SF

WAREHOUSE
AREA



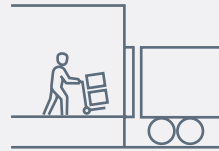
28'

CLEAR
HEIGHT



10

DOCK DOORS



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	53,590 SQ FT
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

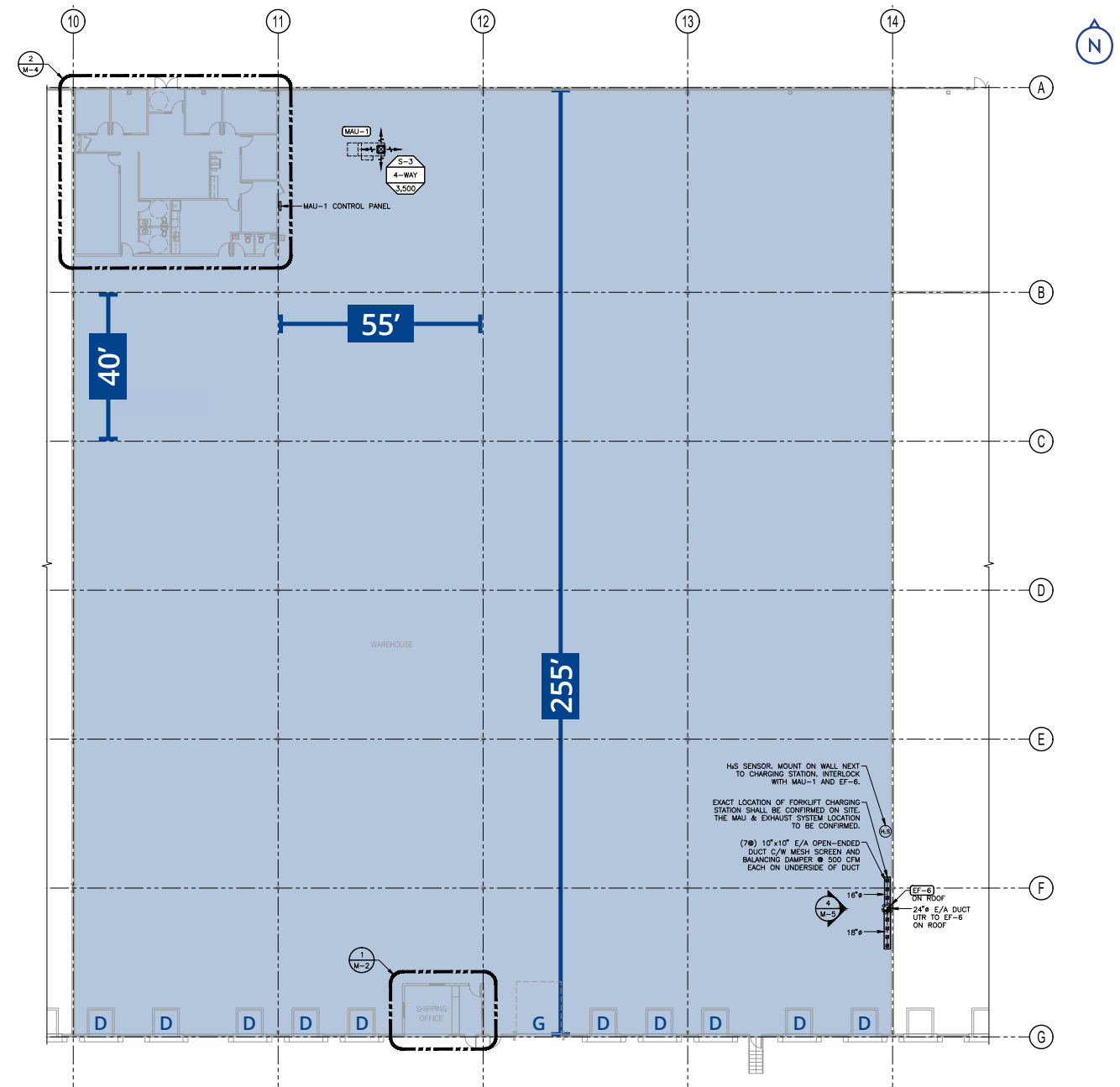
ADDITIONAL RENT
\$5.76 psf per annum (2026 estimate)

ASKING RATE
Starting \$8.95 psf per annum





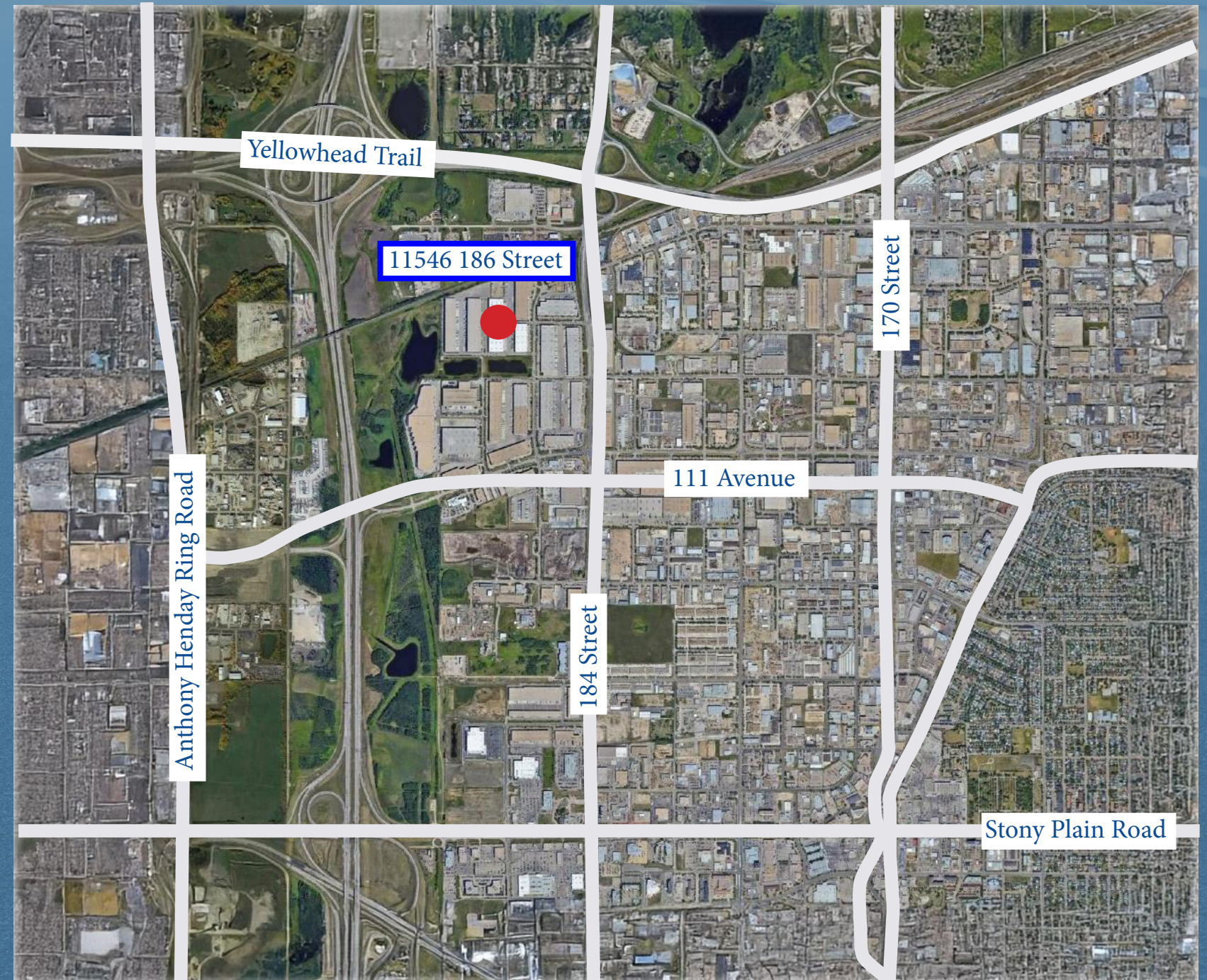
Floor Plan



Well-connected to various access points.

Northwest location in close proximity to:

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

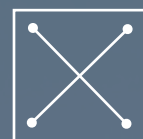




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69M+

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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