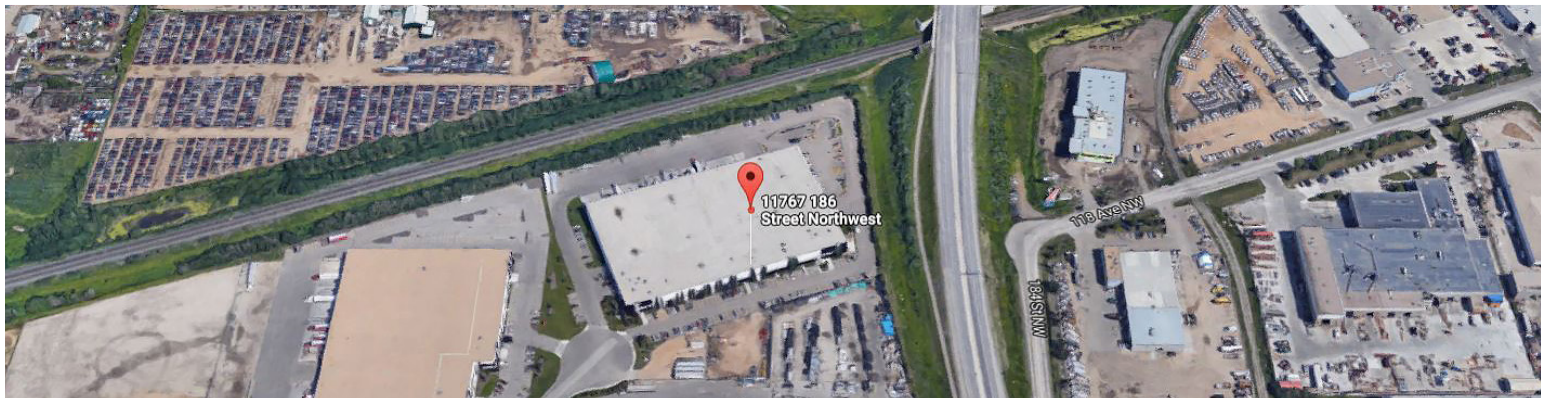


FOR LEASE INDUSTRIAL SPACE

Morguard

YELLOWHEAD CROSSING

BUILDING D, 11767-186 STREET, EDMONTON, AB



MODERN WAREHOUSE FACILITY IN A PREMIER BUSINESS PARK

Located in a Premier Business Park within the heart of northwest Edmonton's industrial district, the property has great access to the Anthony Henday, Yellowhead Trail and 170 Street. Nearby restaurants and many other amenities are only minutes away.

Approximately 3/4 of an acre
of fenced compound

- Modern warehouse facility/newer construction

FOR LEASE INDUSTRIAL SPACE



YELLOWHEAD CROSSING

BUILDING D, 11767-186 STREET, EDMONTON, AB

TENANT COST

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$2.27/SF	\$2.46/SF	\$4.73/SF

BUILDING DETAILS

Available Space: 45,932 SF

Number of Floors: 1

Year Built: 2005

28 foot clear ceiling height

Abundant power

T-5 lighting in warehouse

Fenced compound available

BUILDING AMENITIES

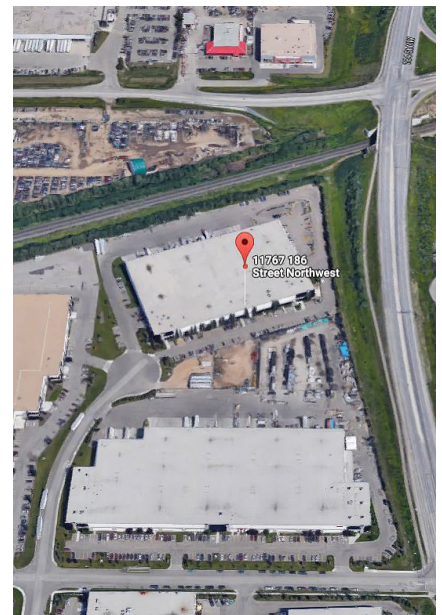
Restaurants closeby

Dock loading area

Parking available

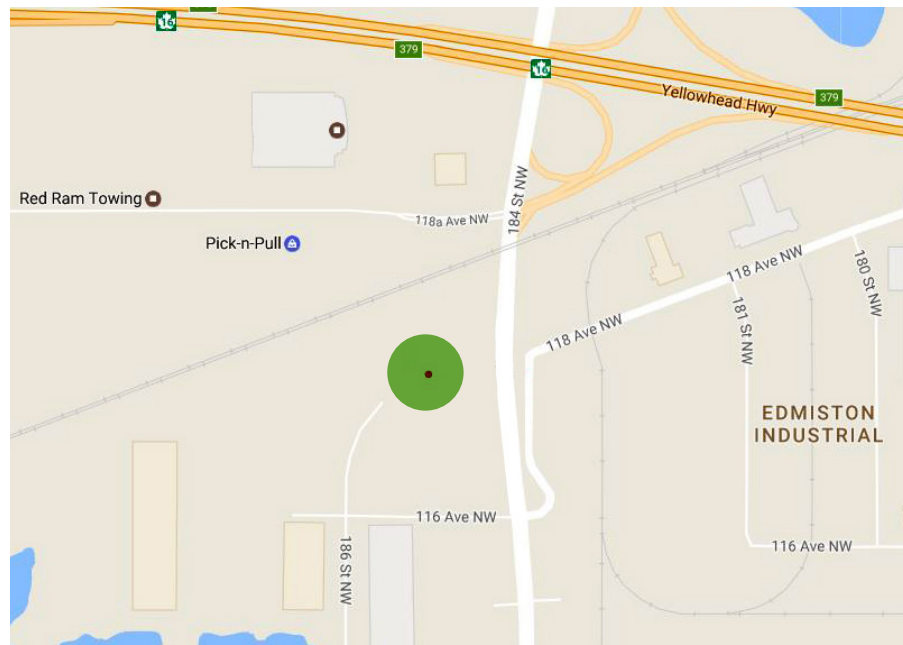


Exterior



Aerial View

LOCATION



11767-186 Street, Edmonton, AB

FOR MORE INFORMATION

MIKE VERHOSKI

Director, Leasing

mverhoski@morguard.com

780-424-1642

[VIEW THIS PROPERTY ONLINE HERE](#)

This document/communication has been prepared by Morguard Investments Limited ("MIL") for advertising and general information only. MIL makes no guarantees, representations, or warranties of any kind, expressed or implied, for the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. MIL excludes all inferred or implied terms, conditions, and warranties arising out of this document as well as all liability for loss and damages arising therefrom. The information herein may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient. This communication is not intended to cause or induce breach of an existing listing agreement. Morguard Investments Limited.

FOR LEASE INDUSTRIAL SPACE



YELLOWHEAD CROSSING

BUILDING D, 11767-186 STREET, EDMONTON, AB

FLOOR PLAN

