

FOR SUBLEASE

**SUNWAPTA
BUSINESS
PARK**

Bays 1 & 2, 18565/69
105 Avenue, Edmonton, AB

23,188 SF End-Cap Opportunity

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PROPERTY HIGHLIGHTS

Motivated Sublandlord

End-cap opportunity with wrap-around north-west facing glazing

Clean, move-in-ready space

Excellent northwest Edmonton location with access to Stony Plain Road, Whitemud, Anthony Henday & Yellowhead

Dock and grade loading



184 STREET

SITE

STONY PLAIN ROAD

ANTHONY HENDAY DRIVE

PROPERTY DETAILS

ADDRESS

Bays 1 & 2, 18565/69
105 Avenue, Edmonton, AB

VACANCY

23,188 SF

ZONING

(IM) - Medium Industrial

CEILING HEIGHT

28' Clear

LOADING

(1) 20' x 24' Grade door
(4) 8'x10' Dock doors

POWER

200 Amp, 347/600 Volt,
3 Phase, 4 Wire (TBC)

LIGHTING

T5 high output lighting

COLUMN SPACING

55' x 60'

OPERATING COSTS

\$4.51 per SF (2024)

LEASE RATE

Market

SUBLEASE EXPIRY

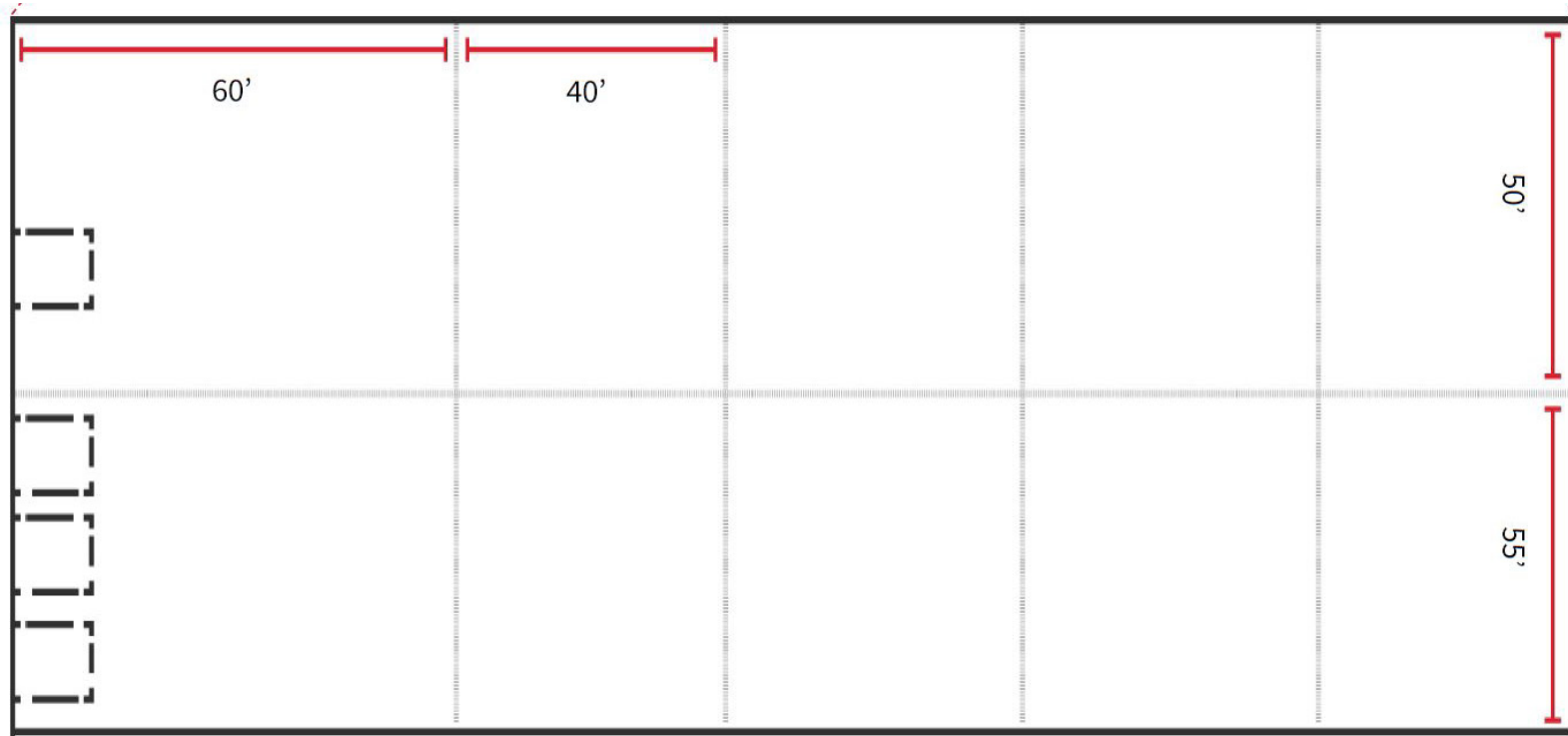
November 30, 2025

AVAILABILITY

Immediately



FLOOR PLAN



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