



# VISION WALL BUILDING

11749 180 STREET

AVAILABLE FOR LEASE

Cooler / Freezer  
Space Available:  
17,424 SF

Combo of Front  
Dock & Grade  
LOADING  
DOORS

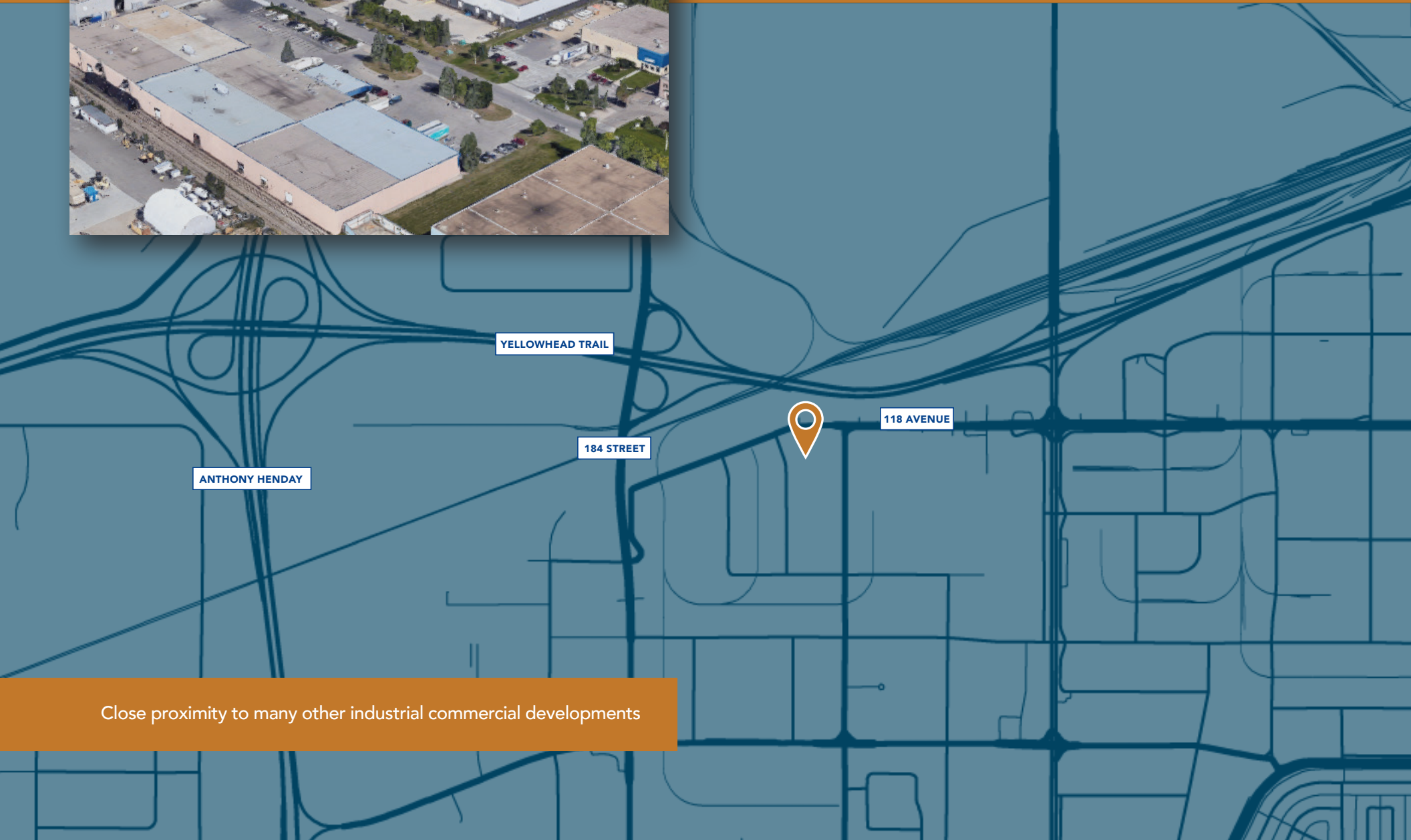
Excellent Access  
Via Both The  
YELLOWHEAD &  
ANTHONY HENDAY

Fibre Optics  
AVAILABLE





# LOCATION



YELLOWHEAD TRAIL

184 STREET

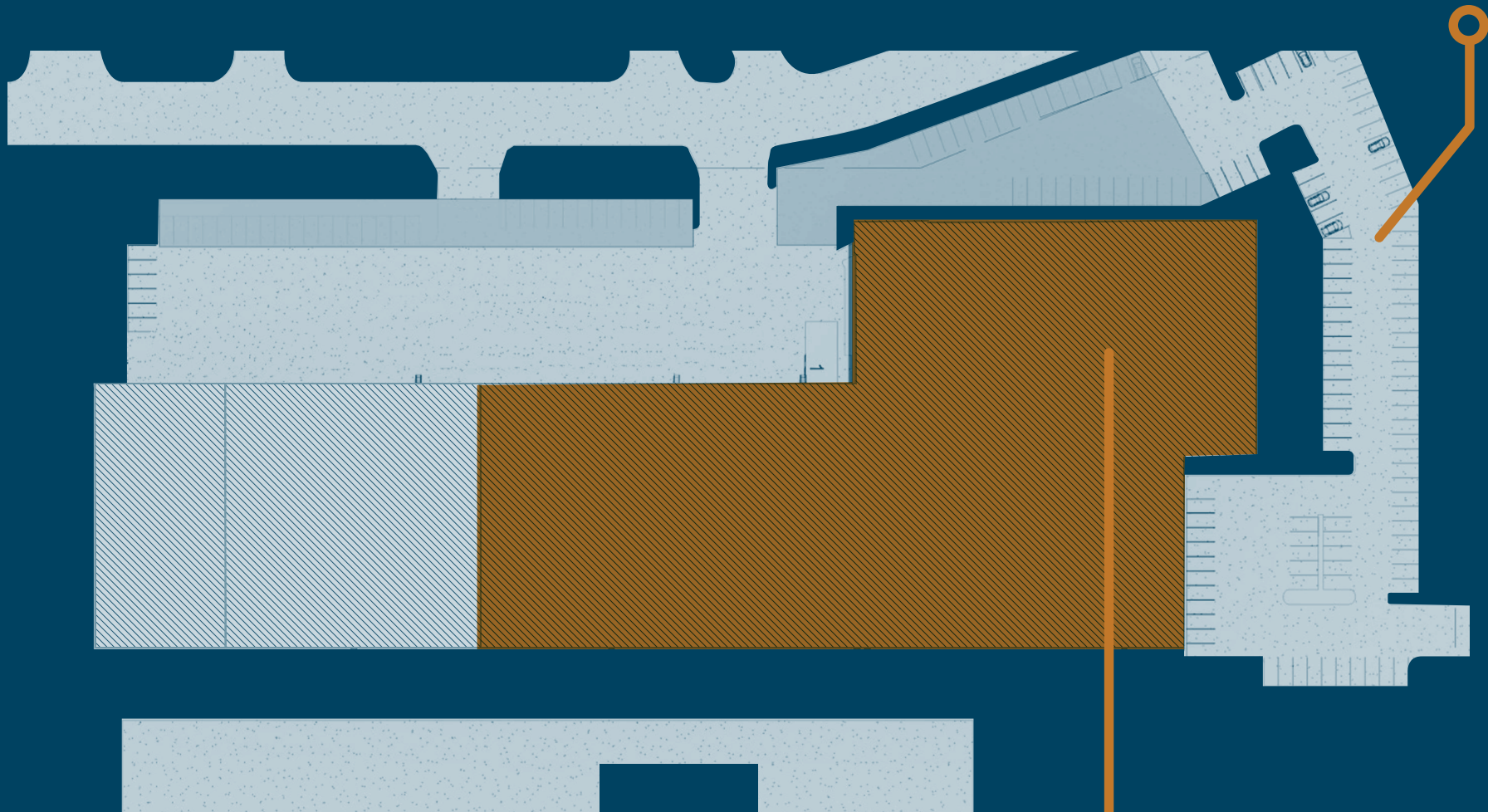
118 AVENUE

ANTHONY HENDAY

Close proximity to many other industrial commercial developments

# SITE PLAN

AMPLE  
PARKING



96,586 SF  
AVAILABLE SPACE

# BUILDING INFO



## AVAILABLE

96,586 SF



## ZONING

IM  
Medium  
Industrial



## PARKING

Ample Available  
on Site



## CLEAR

28' Height



## LOADING

Combo of  
Front Dock &  
Oversize Grade



## LIGHTING

To Be  
Upgraded  
to LED



## FIRE SUPPRESS

Sprinklers



## YEAR BUILT

1977



## DEMISING WALLS

Concrete Block



## FIBRE OPTICS

Available



## POWER

Total of 1200 AMP,  
347/600 Volt,  
3 Phase 4 Wire



# LEASING

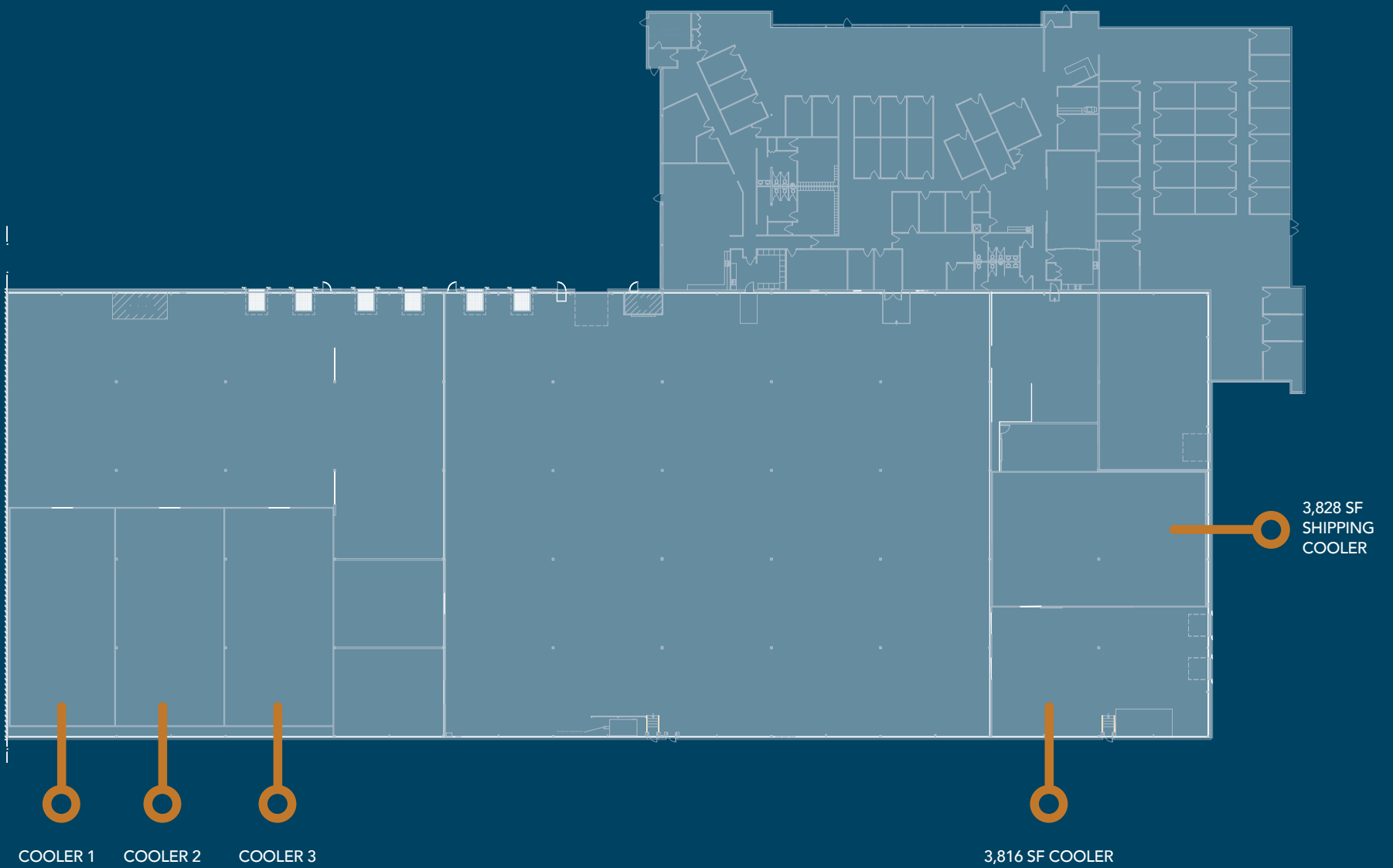
LEASE RATE  
Market

OP COSTS  
\$3.60 PSF  
est 2023

AVAILABLE  
Fall 2023



# FLOOR PLAN



# OUR VALUES

**CHALLENGE THE  
STATUS QUO**

**DO WHAT  
YOU SAY**

**RESPOND  
QUICKLY**

**DO THE RIGHT  
THING FOR OUR  
TENANTS**

In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Founded in Edmonton, Alberta in 1985, York Realty is a privately held, family-owned business built on grit, hard work and follow-through.

Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth. As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space.

When you sign a lease with us, you become part of the family. We have your back, and we are committed to meeting your needs as your business grows and evolves





FOR MORE  
INFORMATION  
CONTACT

Andrew Rudzitis | Director - Customer Solutions

587.572.3175 | [andrew@yorkrealty.ca](mailto:andrew@yorkrealty.ca)

Lucas Leisen | Leasing Manager – Edmonton

780.934.2929 | [lucas@yorkrealty.ca](mailto:lucas@yorkrealty.ca)

