



Size
43,484 SF

Quick Access
STONY PLAIN RD
ANTHONY HENDAY

Leasing Available
JANUARY 1, 2026



YORK[®]
REALTY INC.

FOR LEASE

10235 184 St NW | EDMONTON

YORK REALTY

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.

OUR VALUES

- Challenge the status quo
- Do what you say
- Do the right thing for our clients
- Respond quickly
- Elevate each other



LOCATION

10235 184 St NW
Edmonton, AB



FLOORPLAN

43,484 SF

OP COSTS

\$5.79 PSF
(2025 estimate)

BASE RENT

\$7.50 as-is



LOADING

7 dock loading doors,
1 ramp to grade door.



POWER

To be confirmed



ZONING

IB - Industrial Business



YEAR BUILT

1998



FIBRE OPTICS

Available



COLUMNS

51' W x 40' L



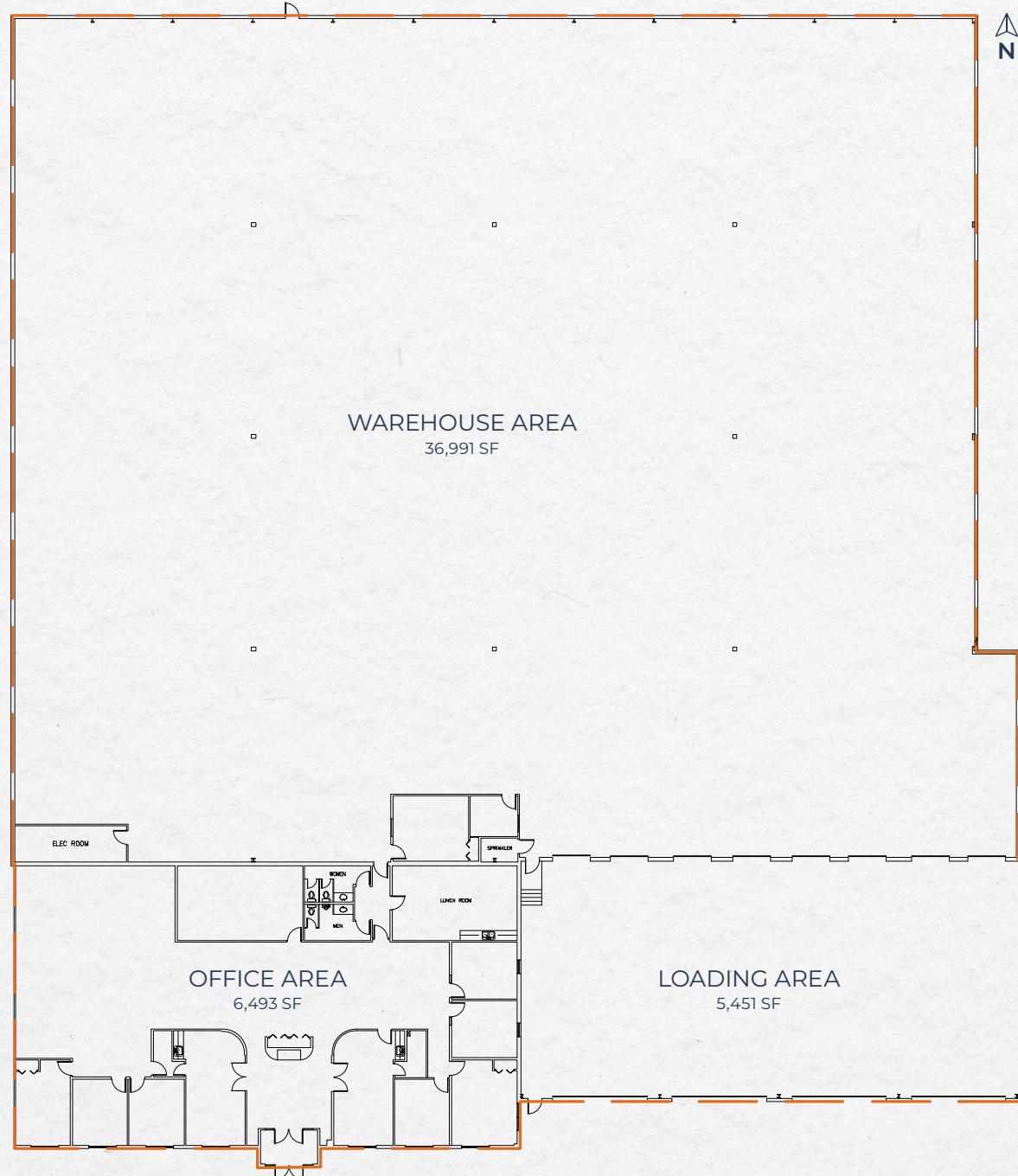
LIGHTING

To be upgraded to LED



CLEAR HEIGHT

28'





YORK®
REALTY INC

FOR MORE
INFORMATION
CONTACT

Andrew Rudzitis | Director - Client Solutions

587.572.3175 | andrew@yorkrealty.ca

Lucas Leisen | Client Solutions Manager

780.934.2929 | lucas@yorkrealty.ca