

Size  
43,484 SF

Quick Access  
STONY PLAIN RD  
ANTHONY HENDAY

Leasing Available  
JANUARY 1, 2026



**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

ANTHONY HENDAY

184 ST

170 ST

CURRENT VACANCY

STONY PLAIN RD

## ACCESS

Quick access to Stony Plain Road, 170 Street, and Anthony Henday



# 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



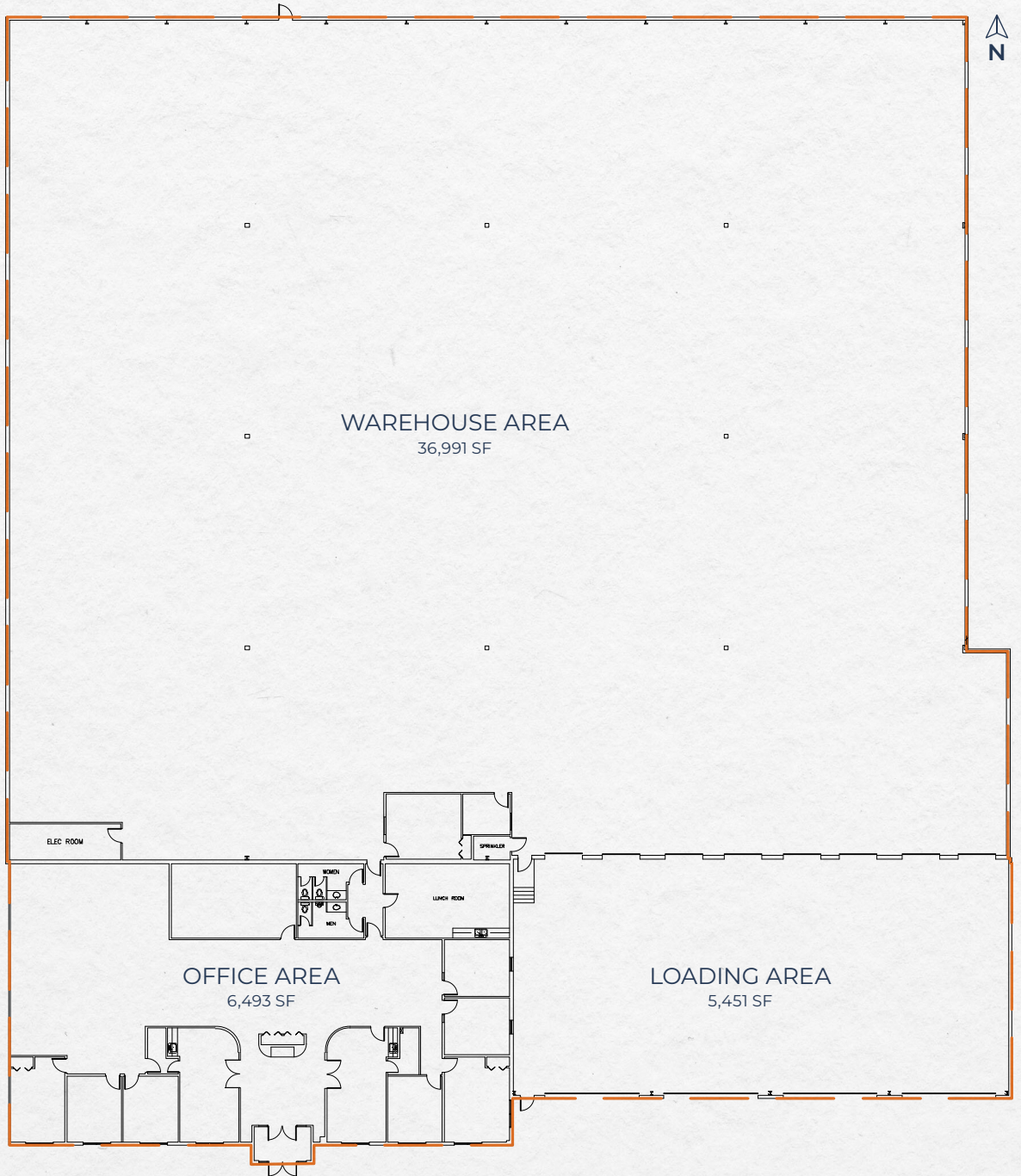
### LIGHTING

To be upgraded to LED



### CLEAR HEIGHT

28'





FOR MORE  
INFORMATION  
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