



For Sublease

Warehouse space available in NW Edmonton's Sunwapta Business Park

- 23,188 square foot warehouse space with both dock and grade loading ideal for light manufacturing and distribution users
- Newer construction
- End-cap unit
- Paved marshalling area
- Excellent access to major transportation routes including 184 Street, 170 Street, Stony Plain Road / Highway 16A, Yellowhead Trail, and Anthony Henday Drive
- Available immediately



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Sublease Details

Sublease Rate: Market

Op. Costs: TBD

Sublease Expiry: November 30, 2025

Building Plan



Property Details

- Building Area: 23,188 square feet
- Zoning: IM - Medium Industrial
- Power: 200 amp, 347/600 volt, 3 phase, 4 wire (TBC)
- Column Grid: 55' x 60'
- Loading:
 - One (20' x 24') grade door
 - Four (10' x 12') dock doors
- Ceiling Height: 28' clear
- Lighting: T5 high output





Burkhardt Sublease

Contact the Edmonton Industrial Sales & Leasing Team

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