



YELLOWHEAD CROSSING

11416 - 184th STREET NW

±16,862 square feet of prime industrial space for lease, with direct exposure to 184th Street NW and efficient access to Edmonton's key markets

Where location delivers opportunities

Located just south of Yellowhead Trail and along 184th Street NW, location and functionality come together at Yellowhead Crossing. 11416 - 184th Street NW is part of an established multi-building campus in northwest Edmonton. The property offers modern, high-performing facilities with prime access to the region's major highways and consumer markets.

Designed to support efficient distribution and flexible operations, Yellowhead Crossing provides loading infrastructure, showroom/warehouse functionality, and regional connectivity to businesses who need to access Edmonton and the surrounding municipalities.

PROPERTY HIGHLIGHTS



Strategic north Edmonton location with efficient connections to major commuter routes including Yellowhead Highway, Stony Plain Road, Anthony Henday Drive NW.



Modern industrial facilities with functional clear heights, efficient office/warehouse configurations, and extensive loading infrastructure.



Professionally managed industrial park with signalized access, public transit, surface parking and nearby retail and service amenities.



Connected to what moves business

With prime exposure along 184th Street NW, Yellowhead Crossing offers convenient access to major transportation routes that supports efficient logistics, distribution, and regional connectivity. The property is positioned near Yellowhead Trail / Highway 16, with connections to Anthony Henday Drive, 170th Street NW, Stony Plain Road / Highway 16A, and Whitemud Drive. The property is well positioned for efficient access to Edmonton city centre and Edmonton International Airport, helping businesses serve customers and move goods throughout the city and the surrounding region.

DISTANCE AND DRIVE TIMES

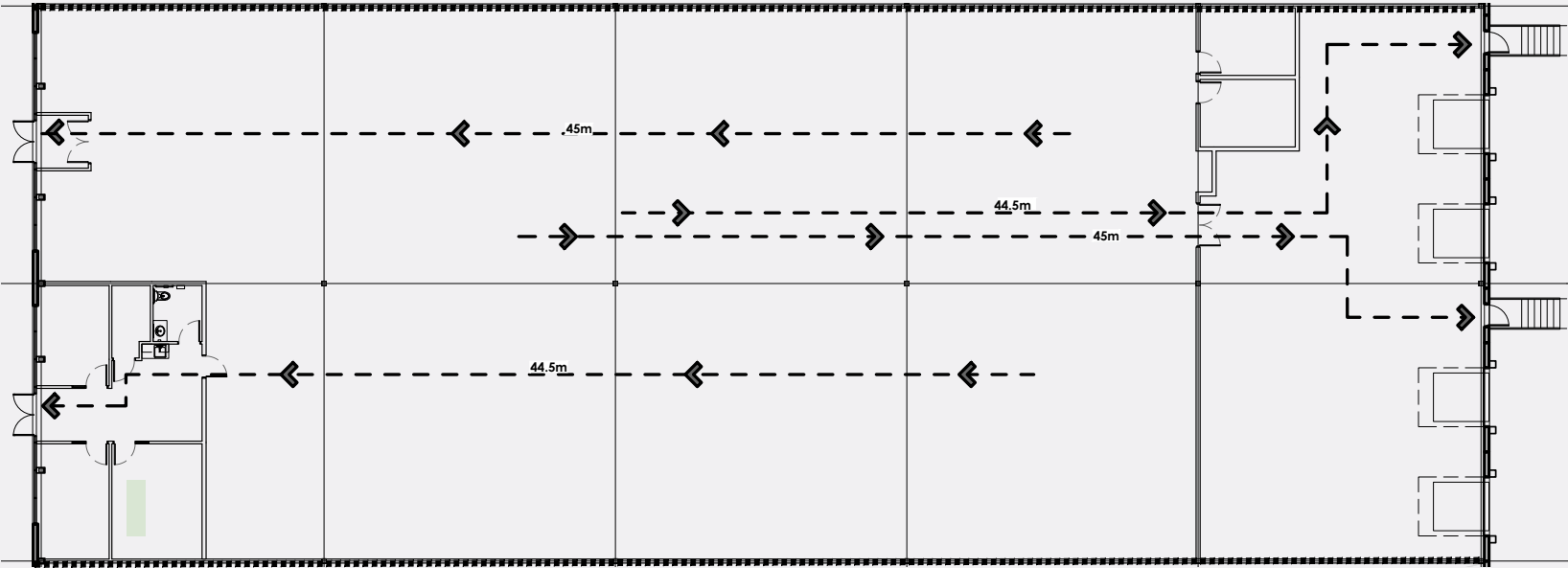
Yellowhead Trail / Highway 16	±1.5 km	±3 minutes
Anthony Henday Drive	±5.0 km	±6 minutes
170 th Street NW	±4.5 km	±7 minutes
Stony Plain Road / Highway 16A	±6.5 km	±10 minutes
Whitemud Drive	±9.0 km	±12 minutes
Edmonton City Centre	±15.0 km	±20 minutes
Edmonton International Airport	±38.0 km	±32 minutes

EXPLORE THE AMENITIES NEAR YELLOWHEAD CROSSING 



11416 - 184 Street NW

±16,862 SF



Floor plan is for reference purposes only and may not reflect the current configuration or improvements made by the existing tenant.

SPECIFICATIONS	
ADDRESS	11416 - 184 th St NW, Edmonton, AB
AVAILABILITY	January 1, 2027
ZONING	IM (Medium Industrial)
TOTAL AVAILABLE SPACE	±16,862 SF
OFFICE	±969 SF
WAREHOUSE	±15,893 SF
DOCK DOORS	4 - 8'6" dock doors 7'W x 8'H, 30,000-lb capacity Hydraulic levellers
LIGHTING	LED
CLEAR HEIGHT	25' clear
SPRINKLERS	Wet sprinkler system
ELECTRICAL	250 amps, 120/208 volts, 3 phase
HEATING	HVAC RTU, Gas fired unit heaters
PARKING	Common stalls
ASKING RATE	\$10.50 PSF per annum
ADDITIONAL RATE	\$6.61 PSF per annum (2026 estimate)

A modern logistics campus powered by people

Edmonton is an ideal location for businesses looking to grow, scale and compete, offering a strong combination of strategic access, development-ready land, skilled labour and competitive operating costs. As Western Canada's industrial hub, the city is positioned at the nexus of major rail, highway and air cargo routes, including access to CN and CP rail, Edmonton International Airport and connections to the Port of Prince Rupert. With strengths across logistics, advanced manufacturing, energy, food processing and applied technology, Edmonton provides the infrastructure, talent and forward-looking economy businesses need to operate efficiently and grow with confidence.



1,636,887

Total population in Edmonton, representing a 16.2% growth from 2020



\$133,643

Average household income, projected to increase to \$153,454 over the next five years



91.8%

Percentage of the labour force that is estimated to be employed for the current year



38 years

Median age in Edmonton, projected to be 39.2 years from now



Top occupational categories

**Sales and service (16.5%),
Trades, transport, operators (13.1%)
Business finance administration (11.4%)**



Source: Edmonton.ca; demographics from Environics Analytics Envision

Professionally managed, expertly executed



BGO Properties is a leading provider of commercial property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients. With over 430 properties under our management representing over 66.5 million square feet of commercial and residential property (as of March 31, 2026), our clients have trusted BGO Properties to deliver an institutional standard of quality and discipline to their real estate management needs for more than three decades. Our trusted team of over 940 industry experts professionals deliver strategies and on-the-ground services to help transform our clients’ office, industrial, retail, and multi-family properties into destinations of choice for tenants.

66.5M

AREA (SF) OF ASSETS
MANAGED / 36% FOR
THIRD-PARTY CLIENTS
(AS OF MARCH 31, 2026)

430

NUMBER OF PROPERTIES
MANAGED ACROSS
CANADA

920

TEAM MEMBERS
IN CANADA



Secure your next space

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