



Transport Depot A

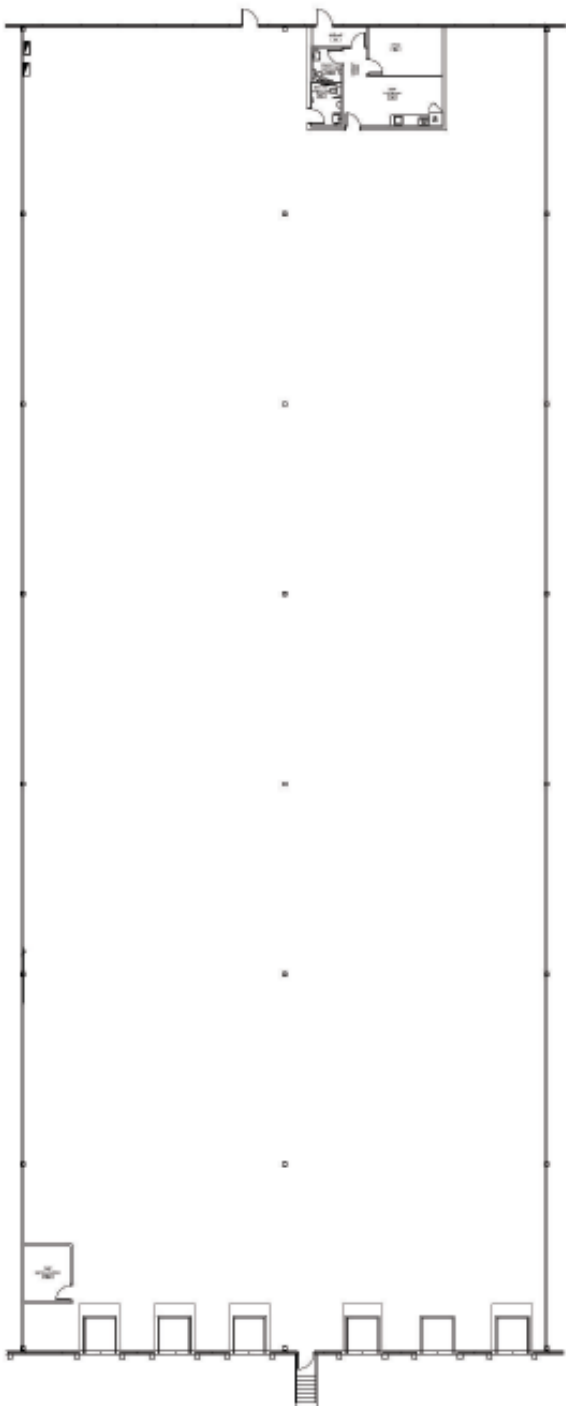
12378 to 12390 184 Street

Edmonton, AB



Unit 12378

AVAILABLE: January 2026



Office
Warehouse

TBD SF
TBD SF

TOTAL SF

30,893 SF



DOCK PACKAGE

Dock Door

6 – 8.5' x 9.5'



HVAC

Office/
Warehouse

Rooftop gas fired heating units
Interior gas unit heaters, Infrared
gas heaters above dock doors.



CEILING HEIGHT

Warehouse

28'

Office

10'



LIGHTING / ELECTRICAL

Warehouse

LED

Office

T8

Power

200 Amps, 600 Volts



PARKING

Ample surface parking with
electrical & non-electrical stalls.
Accessible designated parking stalls
as well.



RATES

Additional Rent

\$5.93 PSF (est. 2025)



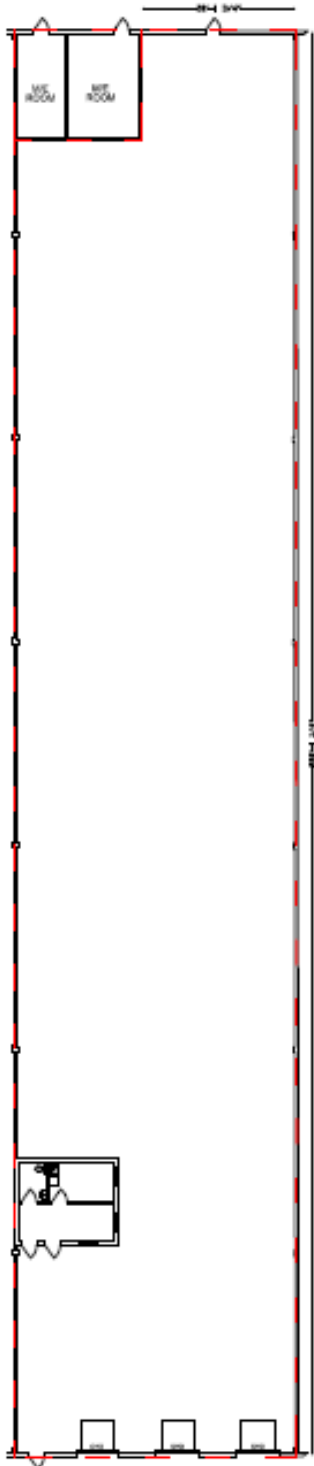
ENVIRONMENTAL/ SUSTAINABILITY



BOMA BEST
Silver Certified

Unit 12380

AVAILABLE: October 2025



Office	300 SF
Warehouse	14,667 SF
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TOTAL SF	14,967 SF



DOCK PACKAGE

Dock Door 3 – 8.5' x 9.5'



HVAC

Office/
Warehouse Rooftop gas fired heating units
Interior gas unit heaters, Infrared
gas heaters above dock doors.



CEILING HEIGHT

Warehouse 28'
Office 10'



LIGHTING / ELECTRICAL

Warehouse LED
Office T8
Power 200 Amps, 600 Volts



PARKING

Ample surface parking with
electrical & non-electrical stalls.
Accessible designated parking stalls
as well.



RATES

Additional Rent \$5.93 PSF (est. 2025)



ENVIRONMENTAL/ SUSTAINABILITY

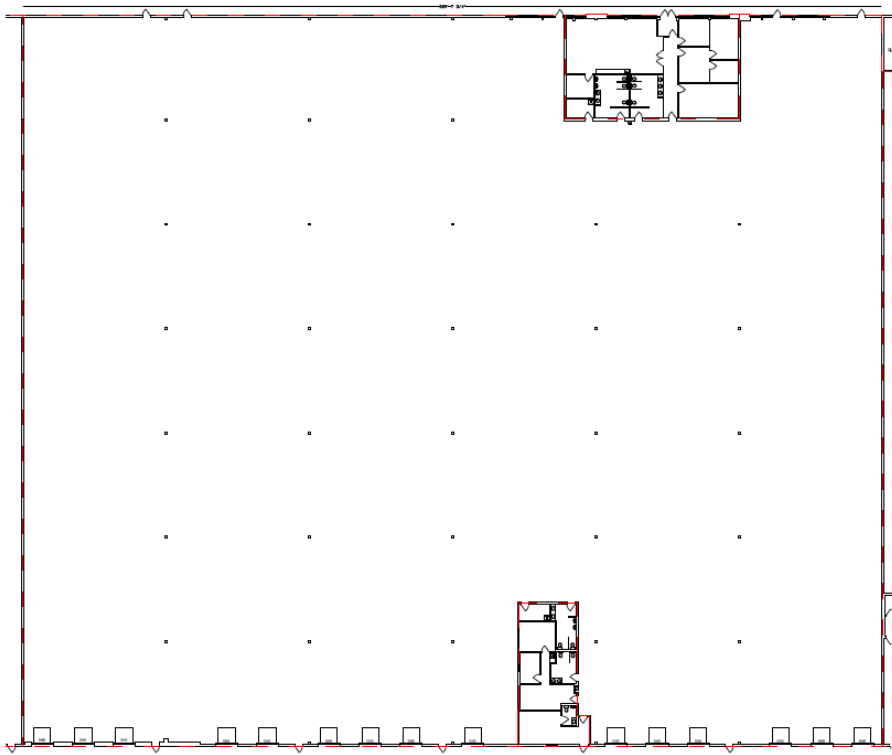


BOMA BEST
Silver Certified

Unit 12386

AVAILABLE: October 2025

Office	3,977 SF
Warehouse	88,483 SF
TOTAL SF	92,690 SF



DOCK PACKAGE

Dock Door 16 – 8.5' x 9.5'



HVAC

Office/ Warehouse

Rooftop gas fired heating units.
Interior gas unit heaters, Infrared gas heaters above dock doors.



CEILING HEIGHT

Warehouse 28'
Office 10'



LIGHTING / ELECTRICAL

Warehouse LED
Office T8
Power 1600 Amps, 600 Volts



PARKING

Ample surface parking with electrical & non electrical stalls.
Accessible designated parking stalls as well.



RATES

Additional Rent \$5.93 PSF
(est. 2025)



ENVIRONMENTAL/
SUSTAINABILITY



BOMA BEST
Silver Certified

Unit 12390

AVAILABLE: October 2025

Office	2,917 SF
Warehouse	22,620 SF
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TOTAL SF	25,537 SF



DOCK PACKAGE

Dock Door 4 – 8.5' x 9.5'



HVAC

Office/ Warehouse Rooftop gas fired heating units
Interior gas unit heaters, Infrared gas heaters above dock doors.



CEILING HEIGHT

Warehouse 28'
Office 10'



LIGHTING / ELECTRICAL

Warehouse LED
Office T8
Power 200 Amps, 600 Volts



PARKING

Ample surface parking with electrical & non-electrical stalls. Accessible designated parking stalls as well.



RATES

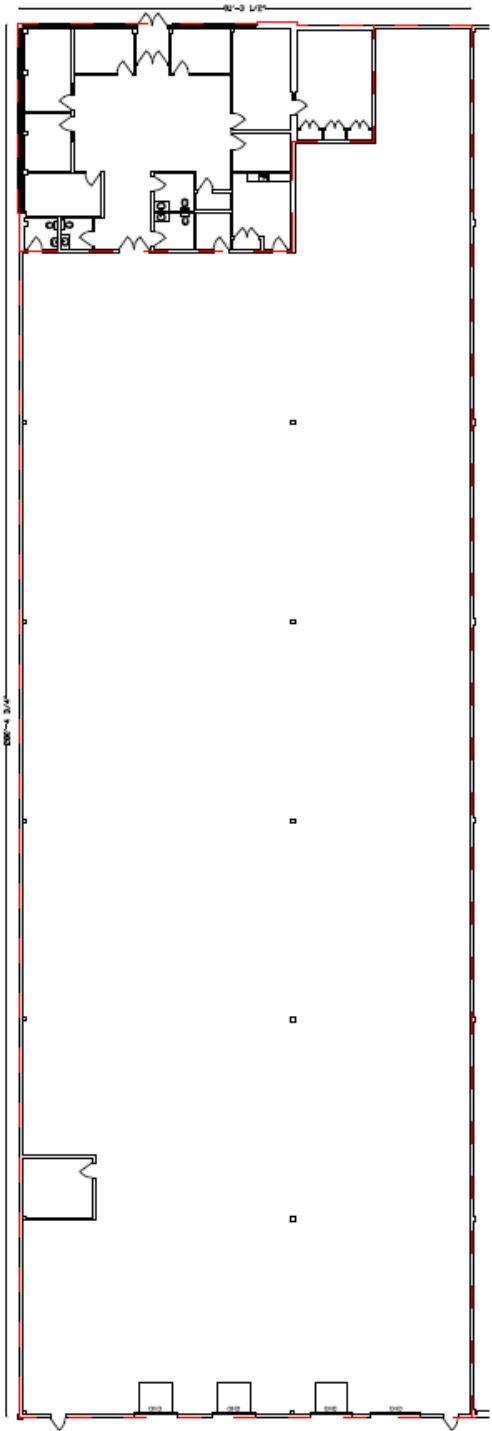
Additional Rent \$5.93 PSF (est. 2025)



ENVIRONMENTAL/ SUSTAINABILITY



BOMA BEST
Silver Certified



Where Work-Life Balance is a Reality

Transport Depot A has a total building size of 194,950 sf and forms part of the development Transport Depot.

Transport Depot is comprised of 709,056 sf of single story warehouse space, located in the west end of Edmonton. Excellent access to Anthony Henday Drive and Yellowhead Highway.

Featuring scenic outdoor eating area, an abundance of onsite parking and excellent truck access and marshalling area.



Convenient access to On Demand Transit with bus stop conveniently located in front of Transport Depot.



Transport Depot is a 30 minute drive to Edmonton International Airport.

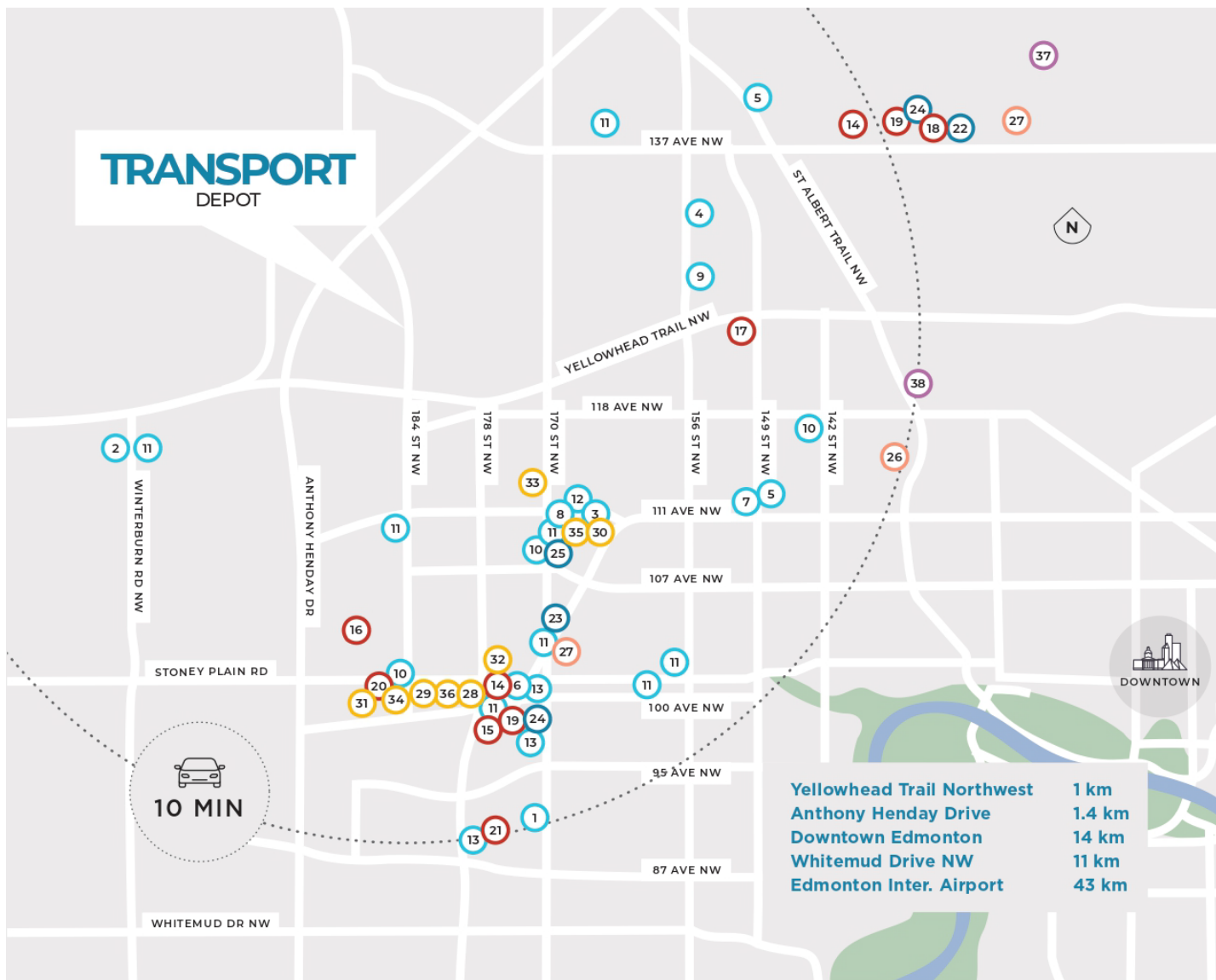


Multiple full-service restaurants, quick pickups and coffee shops.



An abundance of personal and business amenities within a 10-minute driving radius help you maximize your time.

The Neighbourhood



RESTAURANTS

1. Boston Pizza
2. Donna's Eatery
3. Rockin' Robyn's
4. Smokin' Barrels Cocina Latina

QUICK PICKUPS

5. A&W Canada
6. Burger King
7. McDonald's
8. Mr.Sub
9. Subway
10. Wendy's

COFFEE

11. Tim Hortons
12. Square 1 Coffee
13. Starbucks

SHOPPING

14. Best Buy
15. Canadian Tire
16. Costco Business Centre
17. Costco Wholesale
18. Staples
19. The Home Depot
20. Walmart Supercentre
21. West Edmonton Mall

BANKS

22. CIBC
23. RBC Royal Bank
24. Scotiabank
25. TD Canada Trust

FITNESS & RECREATION

26. Anytime Fitness Westmount
27. Planet Fitness

HOTELS

28. Best Western Plus
29. Courtyard by Marriott
30. DoubleTree by Hilton
31. Four Points by Sheraton
32. Hilton Garden Inn
33. Holiday Inn & Suites
34. Holiday Inn Express
35. Home2 Suites by Hilton
36. Hyatt Place

CHILD CARE

37. Castledowns Childcare
38. Little Nemo's Daycare

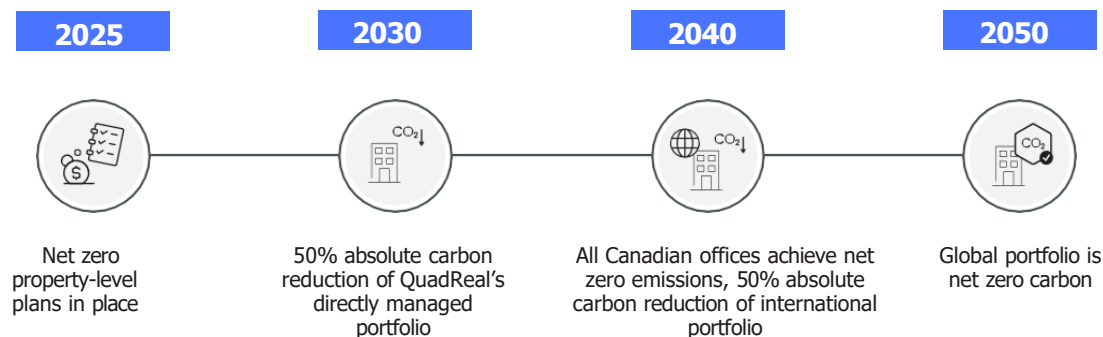
Our Commitment To Net Zero



At QuadReal we're committed to leadership in sustainability on a global scale, and right here at home in Canada.

We've set ambitious targets to reduce water, waste, energy and carbon emissions - rigorously tracking our progress using real scientific data. But we know we can do more. That's why we're working to cut 100% of our operation's carbon footprint by 2050. It's part of our pledge to build better communities, places that aren't just good for our customers' wellbeing but for the entire planet

QUADREAL'S PATH TO NET ZERO



Development

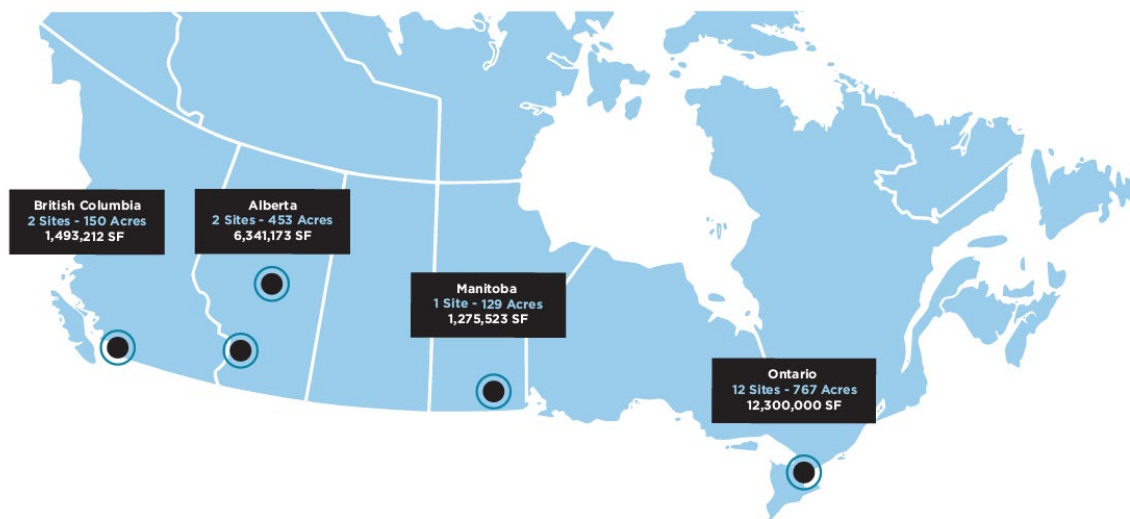
\$6B+

FIVE-YEAR DEVELOPMENT PIPELINE IN CANADA
QUADREAL'S DEVELOPMENT APPROACH



The in-house QuadReal team is committed to advancing a prudent development program in Canada by identifying opportunities within the existing portfolio or leveraging future acquisitions.

The company plans and develops its properties for the long term and, as such, is forward-looking and focused on quality and resilience. The team is regionally based to ensure local knowledge and on-the-ground planning and development capabilities. There is deep experience in every market where QuadReal operates, develops, and invests. Members of the QuadReal asset and development teams work closely to ensure that the focus is on respect for local communities, from project conception to completion.

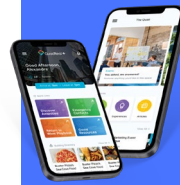


QuadReal: Excellence Lives Here

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia.

Its assets under management total \$67.1 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating companies in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.



CONTACT QUADREAL CONNECT
THROUGH THE QUADREAL+ APP
or
1 877-977-2262
quadrealconnect.com

Transport Depot is managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their communities.

Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring value to people both now, and for years to come. We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ App provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.



60 Birmingham St
GTA

40M SF

CANADIAN COMMERCIAL
REAL ESTATE PORTFOLIO

\$73.8B

ASSETS SPANNING
NORTH AMERICA,
THE UNITED KINGDOM,
EUROPE & ASIA-PACIFIC

OUR INDUSTRIAL PORTFOLIO

GLOBAL

48.2M SF

NATIONAL

18.5M SF

REGIONAL

18.5M SF

quadreal.com

QUESTIONS? CONTACT:

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