



Colliers



COMPLETE
POWER
SOLUTIONS

190 - Carleton Dr.
105

190 - Carleton Dr.
106

COMPLETE
POWER
SOLUTIONS

For Lease

3,472 SF Office/ Warehouse with Quonset

#106 190 Carleton Drive, St. Albert T8N 6W2

- Highly desirable St. Albert location
- Well-appointed office spaces
- Powered storage Quonset

Randi Burton

Senior Associate
+1 780 969 3018

randi.burton@colliers.com

Accelerating success.

Property Specifications

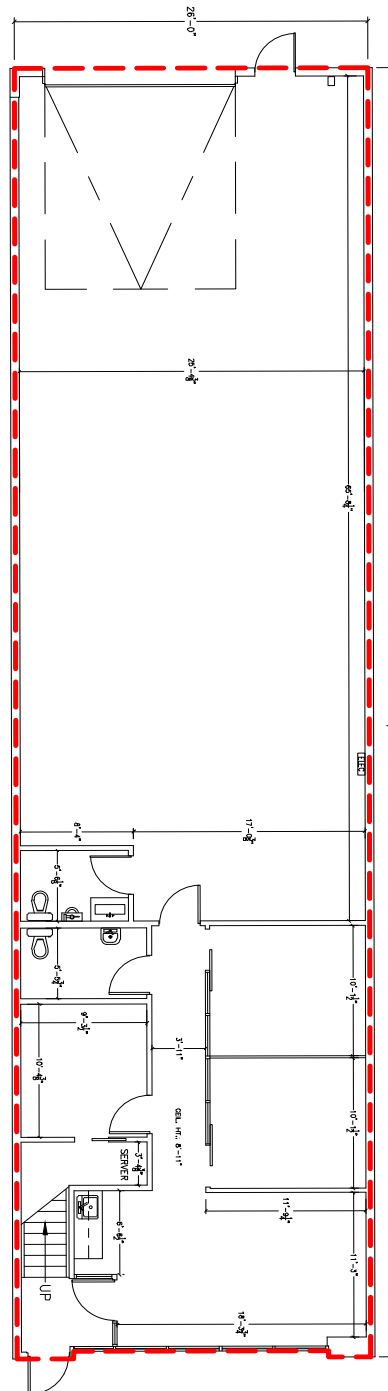


This Property stands out with good parking, large marshalling area, a well-maintained exterior and exclusive use yard areas. The interior has an appealing aesthetic, functional layout and clean presentable shop space. It is located in a desirable business friendly industrial area just off of Campbell Road; a major arterial roadway, and provides easy access to the Anthony Henday and surrounding truck routes.

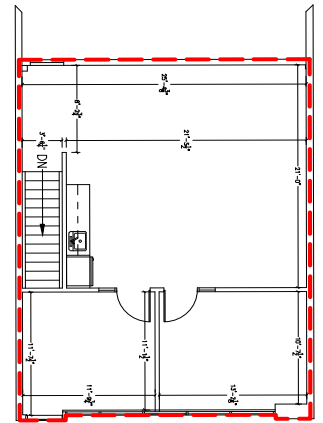
Address	#106 190 Carleton Drive, St. Albert
Legal Description	Plan 1324438 Unit 6
Unit Size	Main Floor: 2,597 SF Second Floor: 875 SF Total: 3,472 SF
Quonset	1,413 SF
Lease Rate	\$16 PSF
Quonset Rate	\$800/month
Operating Costs	\$6.08 PSF (2026 estimate)
Loading	16' x 14' Grade
HVAC	Roof top units (RTU) Radiant heat
Power	100 amp/ 600 volt
Ceiling Height	20' Clear
Zoning	BP2 - Business Park 2
Available	October 2026
Air Conditioning	Yes
Sprinklers	Yes
Lighting	LED
Internet	Fibre-Optic

Floor Plans

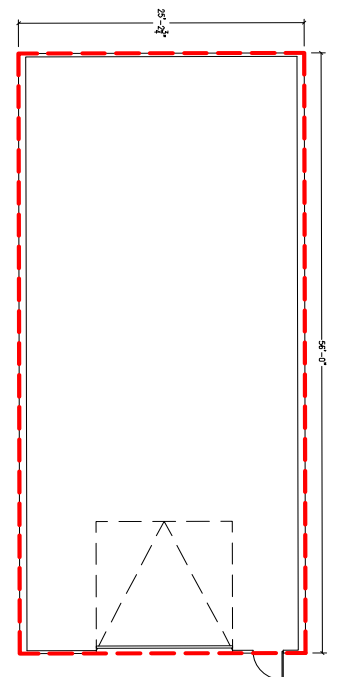
Main Floor



Second Floor



Quonset



Interior Photos



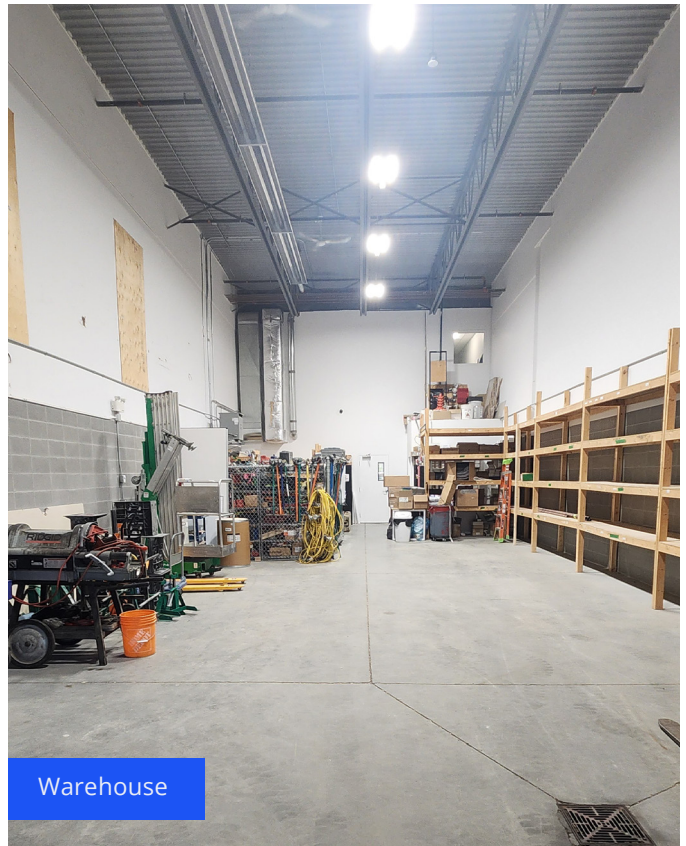
Second Floor



Reception



Private Office



Warehouse



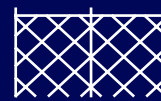
Quonset

Property Profile

One Unit with Quonset



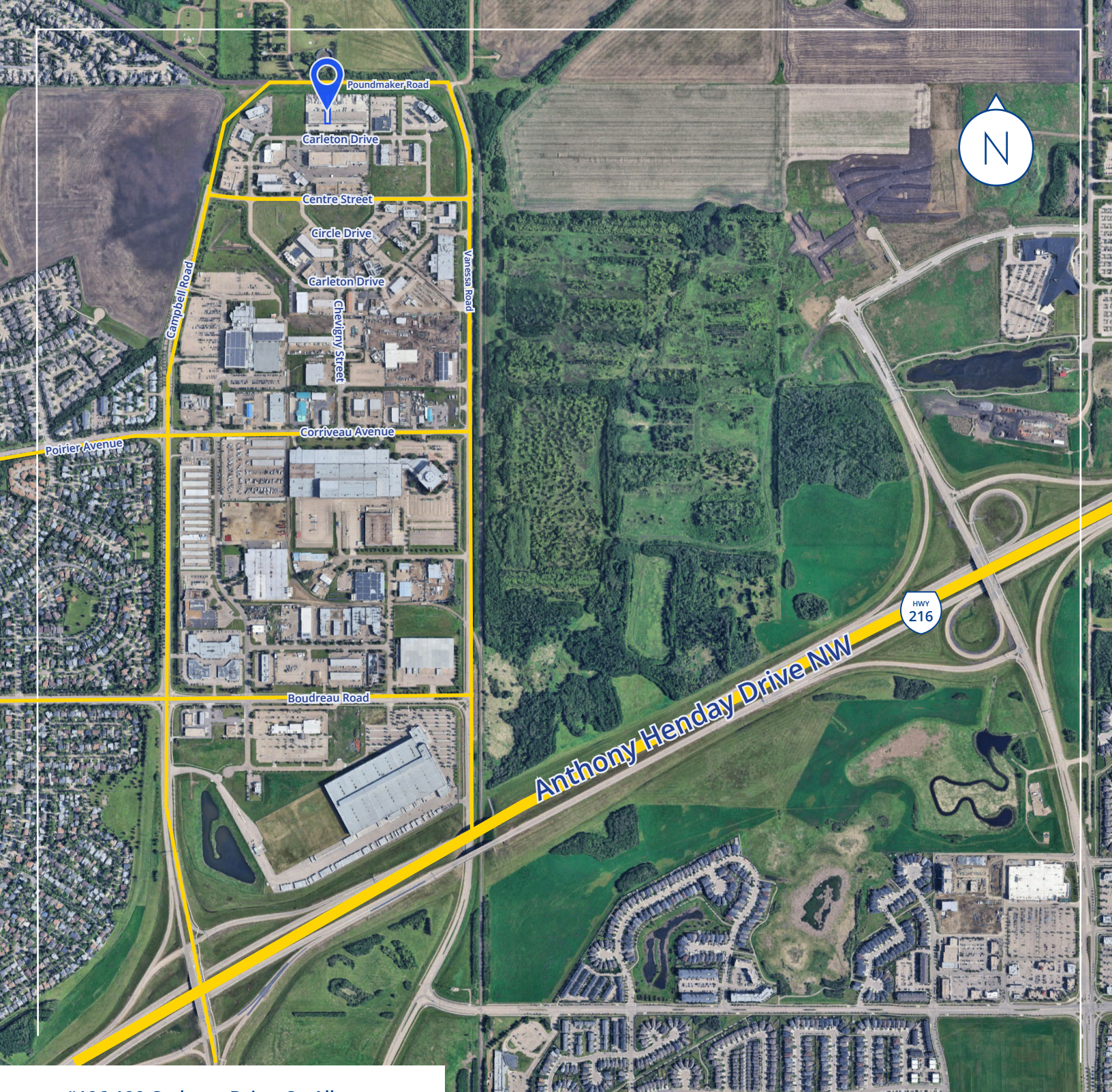
Excellent access to Anthony Henday and surrounding truck routes



1,413 SF Powered Quonset



Grade loading door



#106-190 Carleton Drive, St. Albert

Randi Burton

Senior Associate
+1 780 969 3018
randi.burton@colliers.com

Colliers Canada

1700 Bell Tower, 10104 103 Avenue
Edmonton, AB T5J 0H8 Canada
+1 780 420 1585
collierscanada.com



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