# PINNACLE PARK





14037 - 156 STREET | EDMONTON, AB | DOCK/GRADE LOADING

### PROPERTY DESCRIPTION

- Currently built out as 3 offices, showroom and kitchenette
- Grade and dock loading
- Warehouse dimensions are ~134' x 80'
- Located just off 137 Avenue and 156 Street with quick access to St. Albert Trail, Yellowhead Trail, and Anthony Henday Drive
- Suitable for manufacturing, transportation & logistics, retail showrooms & more

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### ADDITIONAL INFORMATION

SIZE Office - 1,974 sq.ft.±
Warehouse - 10,720 sq.ft.±

Total: 12,694 sq.ft.±

LEGAL DESCRIPTION Plan 2321371 Blk 1 Lot 2

ZONING Business Employment (BE)

CEILING HEIGHT 28'

LOADING (2) 12'x14' grade doors

(2) 8'x10' dock doors

PARKING Scramble

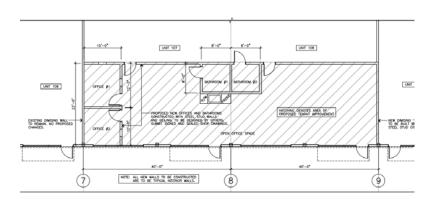
AVAILABLE Immediately

LEASE RATE Market

OPERATING COSTS \$5.90/sq.ft./annum (2025 estimate)

Includes the Tenants proportionate share of property tax, common area maintenance (excluding management

fees)













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