

FOR LEASE

PINNACLE PARK - OFFICE/WAREHOUSE

NAICommercial



13939 - 156 STREET | EDMONTON, AB | GRADE LOADING BAY

PROPERTY DESCRIPTION

- 3,300 sq.ft.± grade loading bay available
- 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 | 3,300 sq.ft.± |
| ZONING | Business Employment (BE) |
| CEILING | 24' clear height |
| LOADING | 12'x14' |
| AVAILABLE | July 1, 2025 |
| 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) |

