



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)

