

Shop or
Warehouse
For Lease

156TH Street Business Park

156 Street & 114 Avenue | Edmonton

Colliers

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156TH Street BP

156TH Street Business Park

Vacancies

#11434 | 16,875 SF

*Can be demised to ±8,437 SF

#15508 | 11,106 SF

*2 floors of office

Building Info

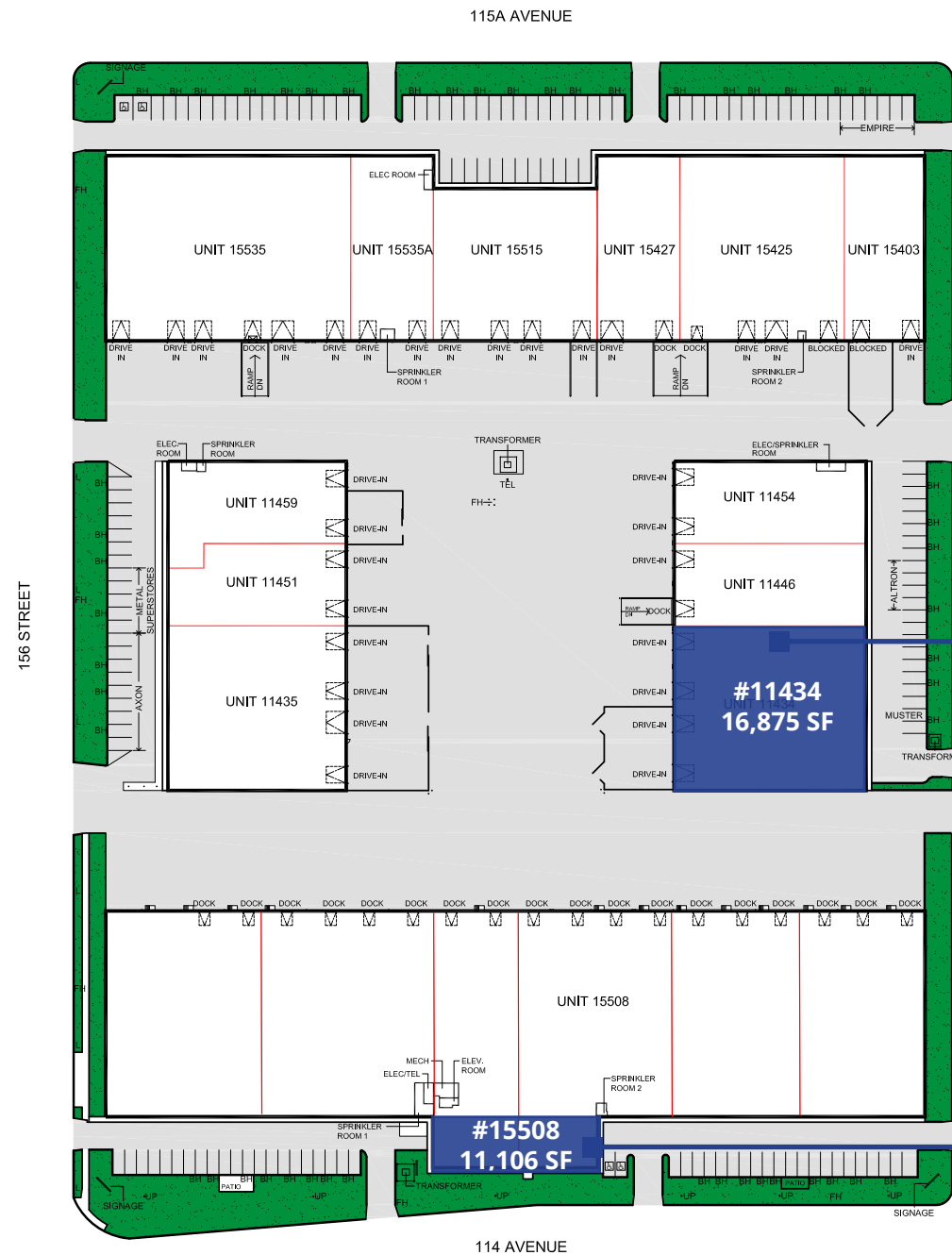
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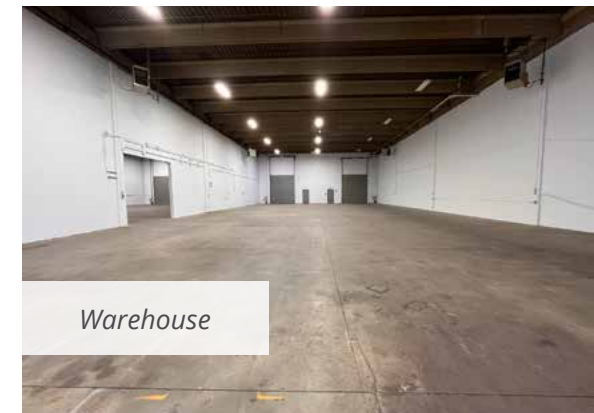
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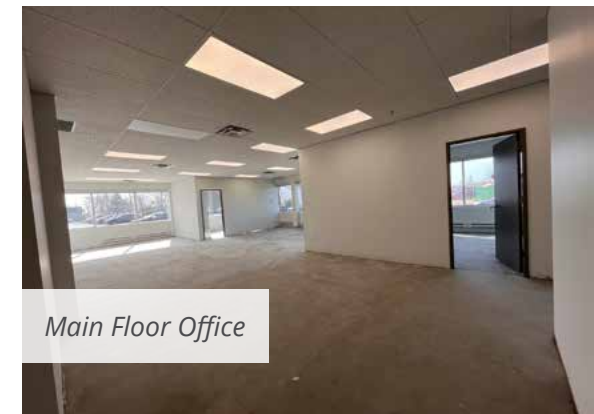


11434 154 Street
Office: 1,980 SF
Warehouse: 14,895 SF
Loading: 4 Grade Doors
*Can be demised into 2 bays
of ±8,437 SF



Warehouse

15508 114 Avenue
Office:
Main Floor: 4,053 SF
Second Floor: 7,053 SF



Main Floor Office

156TH Street BP

East Building: Unit 11434



LEASE RATE
\$9.50+ PSF



OP COSTS
\$5.37 PSF
(2024)

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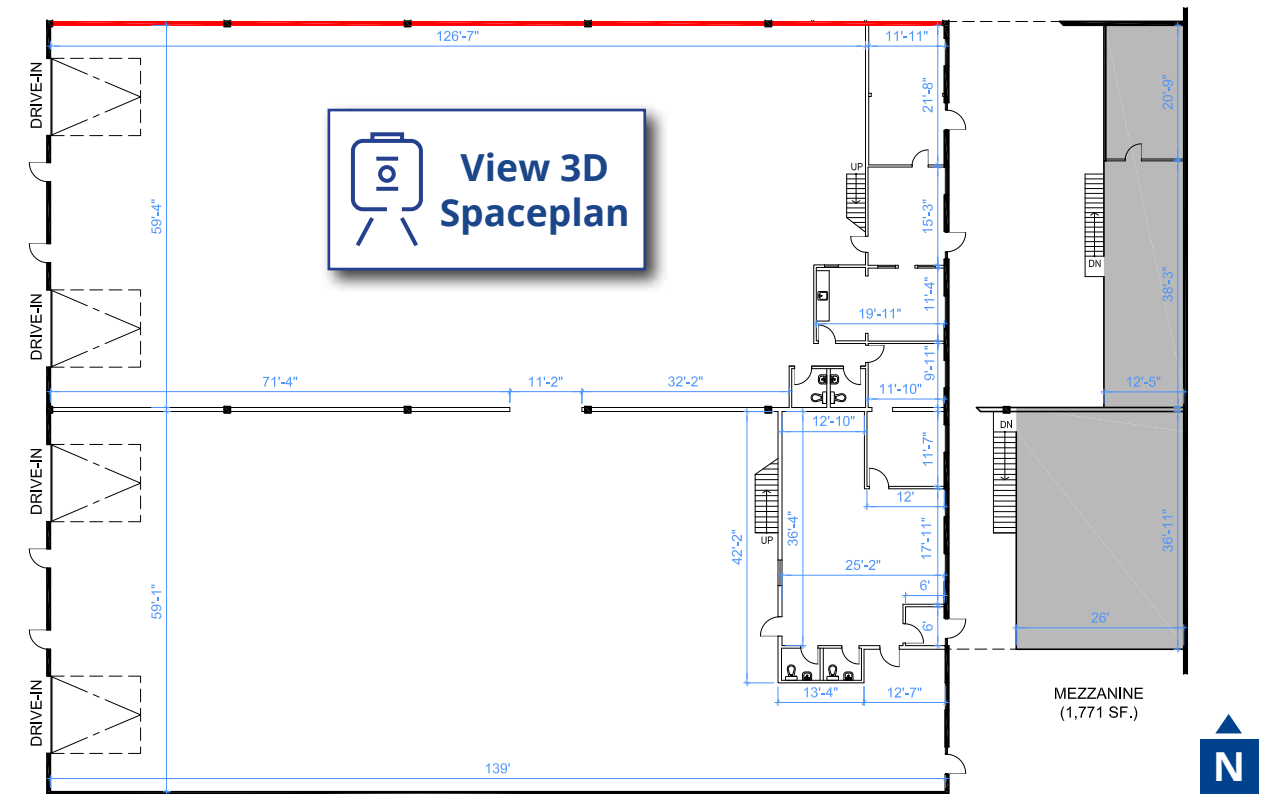
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Property Highlights

Address	11434 156 Street
Area	16,875 SF or ±8,437 SF (Office: 1,980 SF / Warehouse: 14,895 SF)
Loading	4 Grade Doors (14' height)
Zoning	IM (Medium Industrial)
Ceiling	24' clear height
Column	59' x 30.5'
Electrical	Large Electrical Service (TBC)
Sprinkler	Yes
Available	Immediately
Features	<ul style="list-style-type: none"> • Make up air system, electrical outlets throughout shop, drainage, wash sink • Fenced yard compound • Storage mezzanine not include in GLA • LED lighting

Floorplan



156TH Street BP

South Building: Unit 15508



LEASE RATE
Market



OP COSTS
\$5.37 PSF
(2024)

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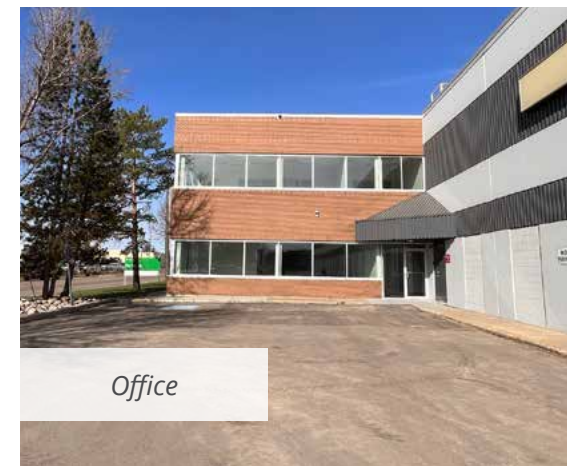
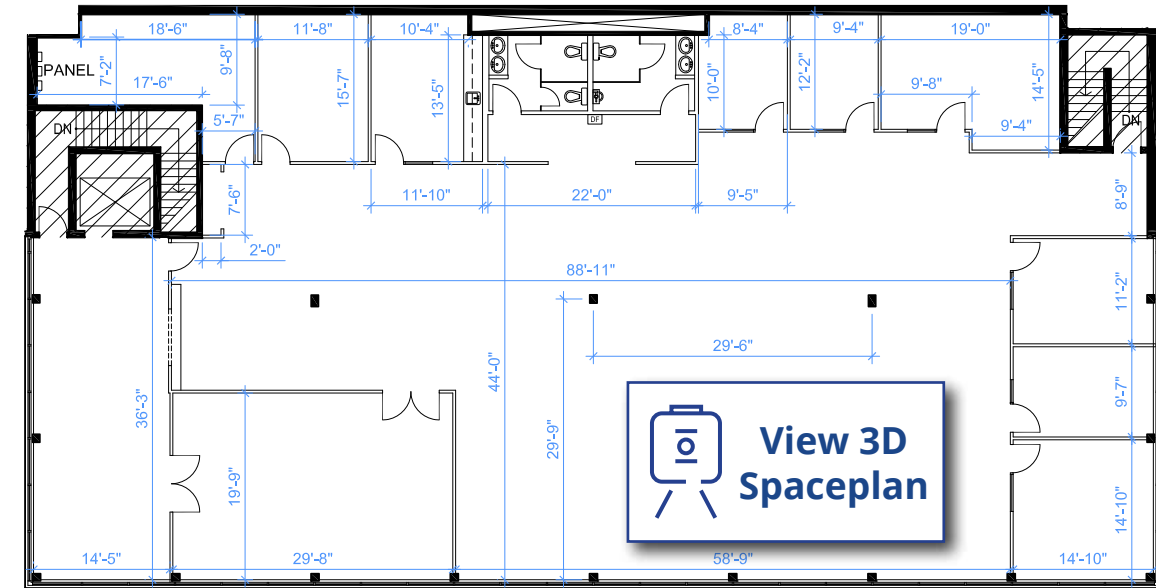
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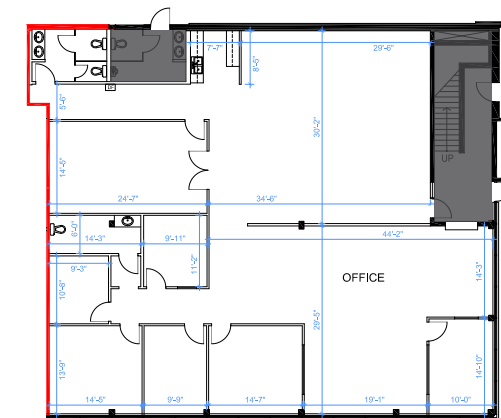
Property Highlights

Address	15508 114 Avenue
Area	Main Floor: 4,053 SF 2 nd Floor: 7,053 SF
Loading	N/A
Zoning	IM (Medium Industrial)
Ceiling	±9' (TBC)
Column	29.5' x 29'9"
Lighting	LED
Available	Immediately
Features	<ul style="list-style-type: none"> Mix of offices, 2 large boardrooms & open bullpen area Windows along West, South & East elevation Elevator for access to second floor plus additional entrance on west elevation

Second Floor Plan



Main Floor Plan



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Located in Garside Industrial, 156th Street Business Park is located in Northwest Edmonton near many employee amenities such as fast food, banking gas stations & convenience stores. The area includes many auto repair servicing companies & autobody parts companies. The business park has quick access to major roadways such as 111 Avenue, 149 Street, 118 Avenue & Yellowhead Trail.



156TH Street Business Park

156 Street & 114 Avenue, Edmonton

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 **Manulife** Investment Management



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