

# Shop/ Warehouse Space

156<sup>th</sup> Street Business Park Building A

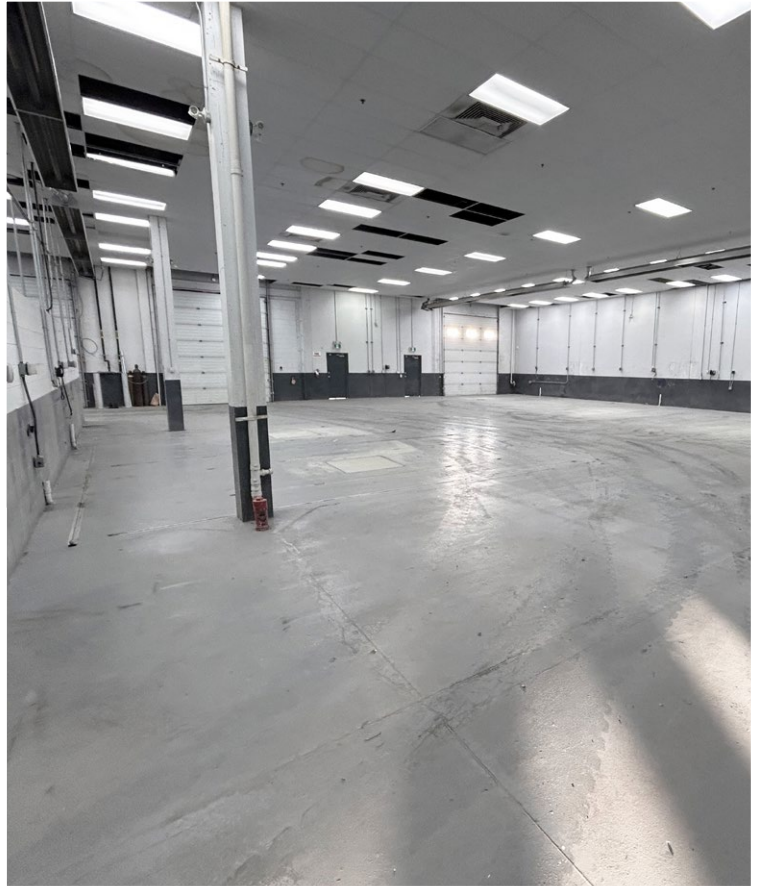
15535 - 115A Avenue  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

8,000 – 24,231 SF | Multiple Demising Options



## Shop / Warehouse Space

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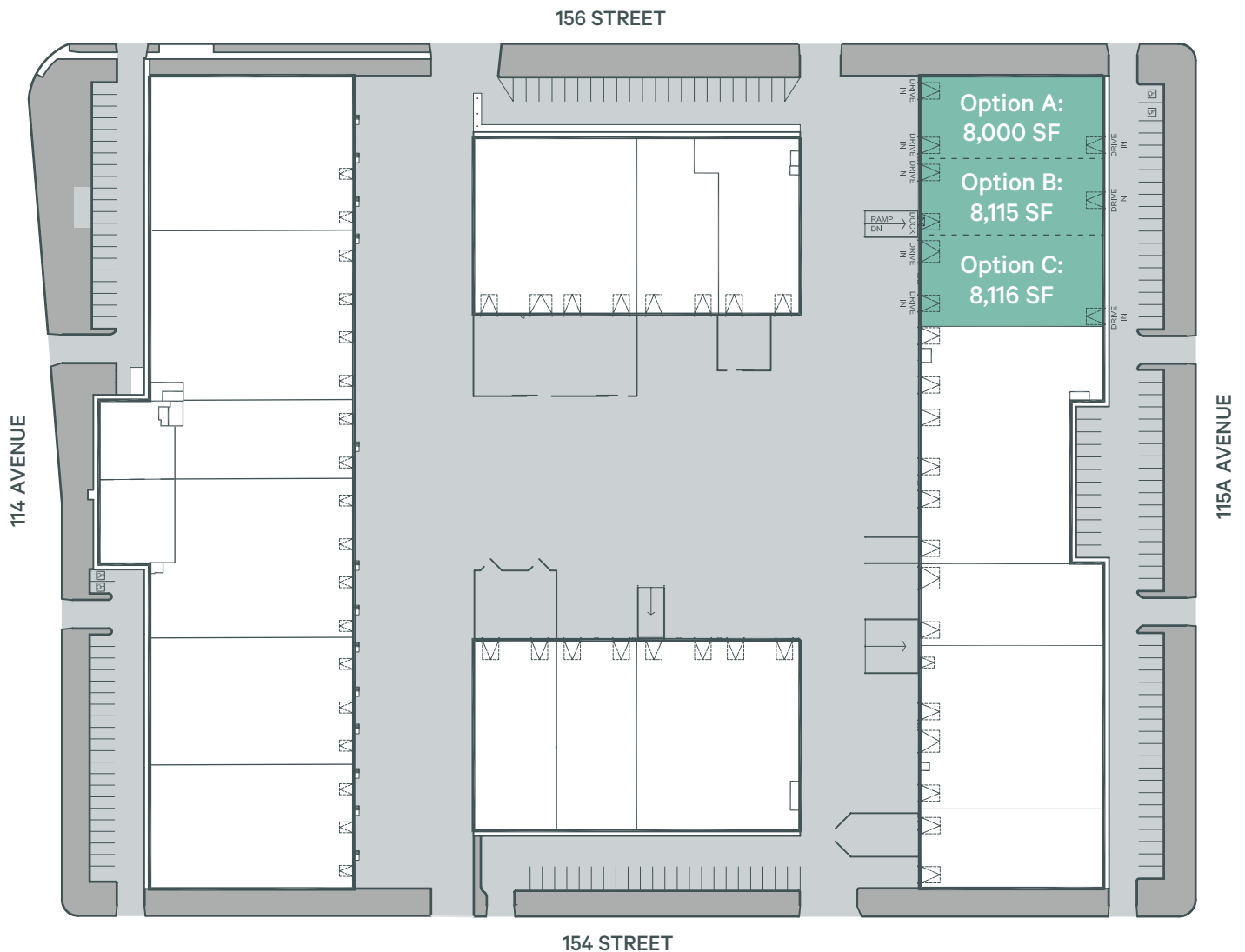
Located in 156<sup>th</sup> Street Business Park

Excellent proximity to major transportation routes including Anthony Henday Drive, Stony Plain Road, and Yellowhead Trail. The subject vacancy is the corner units benefiting from exposure to 156<sup>th</sup> Street and features nine grade level doors with drive-thru capabilities, heavy power, and a fenced yard area. The space is bright and clean. Ideal uses include automotive, fleet services, manufacturing and general storage. Flexible demising options starting at 8,000 sq. ft.

Legal Address	Plan 1850AE; Block X
Zoning	IM - Medium Industrial
Year Built	1974
Available Area	Option A: 8,000 sq. ft. Option B: 8,115 sq. ft. Option C: 8,116 sq. ft. Total: 24,231 Sq. ft.
Grade Loading	(5) 12' x 14' (southside) (3) 14' x 12' (northside, drive-thru) (1) 14' x 14' (southside)
Construction	Concrete
Building Depth	132'
Column Spacing	59' clear span warehouse

Ceiling Height	16' clear to t-bar; 24' clear to beams
Power	400 amp, 600 volt <i>*To be confirmed</i>
Heating	Radiant & forced air overhead units
Lighting	Fluorescent
Sprinklers	Yes
Yard	Fenced & concrete
Parking	Surface
Op Costs (2026)	\$6.11 per sq. ft. / annum
Lease Rate	Starting at \$10.50 per sq. ft. / annum for 1 bay
Available	Immediately

## Site Plan



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# For Lease



## Contact Us

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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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