



FOR LEASE

Industrial bays available at JD Building

160 STREET & 115 AVENUE, EDMONTON AB

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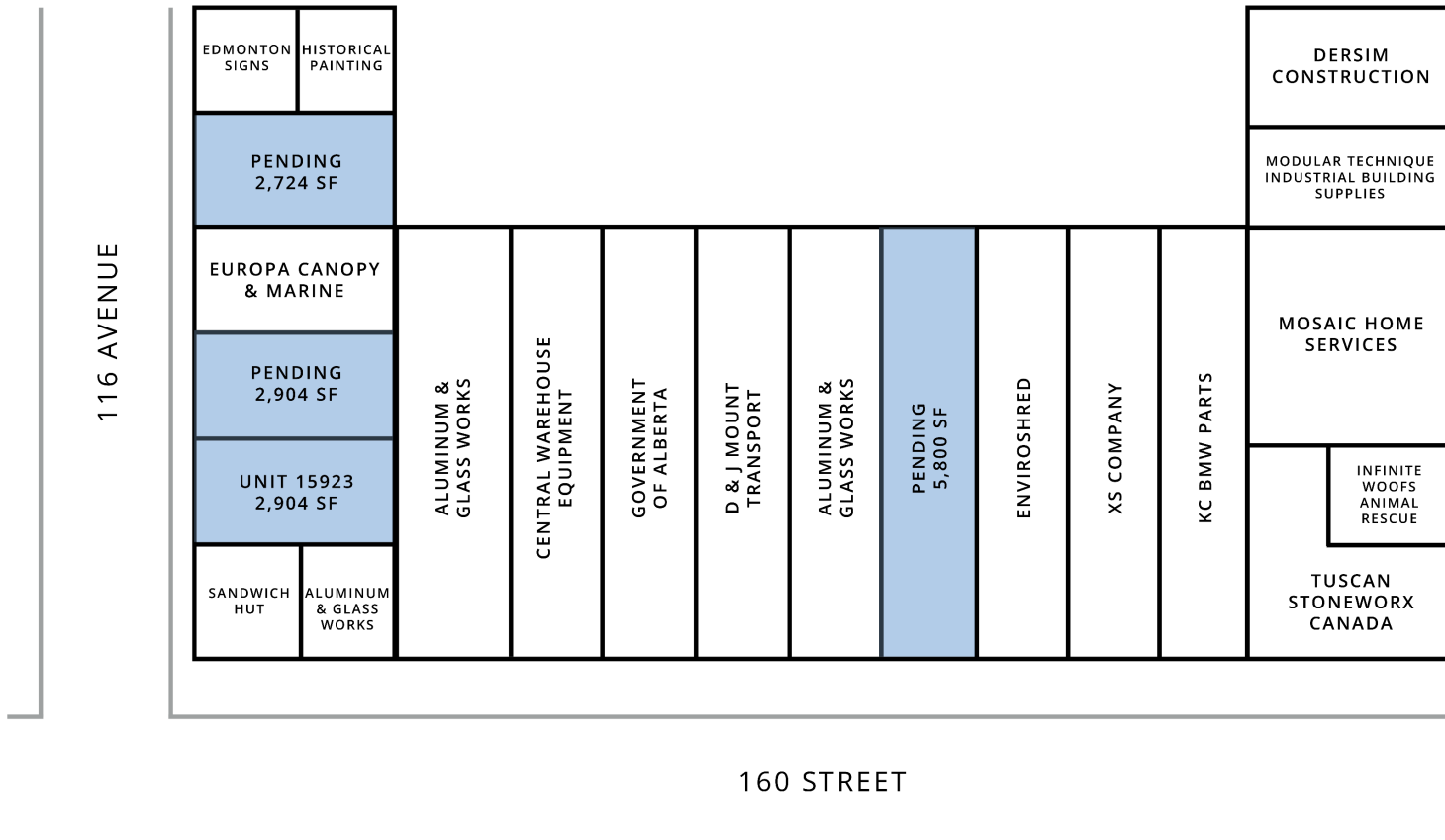
Property Overview

JD Building presents an exceptional opportunity to lease modern, newly renovated office and warehouse space. Located in Edmonton's Alberta Park Industrial district, this property offers unbeatable connectivity to major routes including Yellowhead Trail, 118 Avenue, and 111 Avenue; ensuring easy access and high visibility. With a strong tenant mix, ample on-site parking, and multiple entry points, JD Building is designed to support your business growth.



Address	160 Street & 115 Avenue Edmonton AB		
	11543	5,800 SF	PENDING
Available Units	15923	2,904 SF	Immediately
	15919	2,904 SF	PENDING
	15911	2,724 SF	Feb 1, 2026
Zoning	Medium Industrial (IM)		
Power	200 A, 240 V, 3 Phase		
Heating	Forced Air		
Loading	Grade		
Ceiling Height	18.5' - 20' clear		
Lighting	Fluorescent & T5/T8		
Lease Rate	\$9.50 PSF		
Op Cost	\$4.33 PSF +5% management fee (2025) includes water		

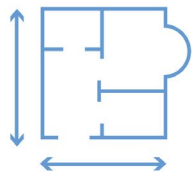
Site Overview



Property Highlights



HIGH TRAFFIC EXPOSURE ON 116TH AVE



BONUS UPPER CONCRETE MEZZANINE



LOCATED NEAR A WEALTH OF AMENITIES



MULTIPLE BAYS AVAILABLE



AMPLE PARKING AVAILABLE



Accelerating success.

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