



For Lease

Complex 149

116 Avenue - 149 Street - Edmonton, AB

Dock and grade warehouse bays

- $\pm 2,304$ to $\pm 11,317$ SF bays with high visibility
- Four access points into site with ample customer parking
- Demising options and office build-outs available

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COMPLEX 149

Complex 149 is located northwest of 149 street and 116 avenue, granting excellent exposure for maximum visibility; the complex provides easy access to transportation networks, convenient access to major arterial roadways including 111 Avenue, 170 Street, and Yellowhead Highway, it boasts four access points, allowing for seamless ingress and egress with Ample customer parking available.



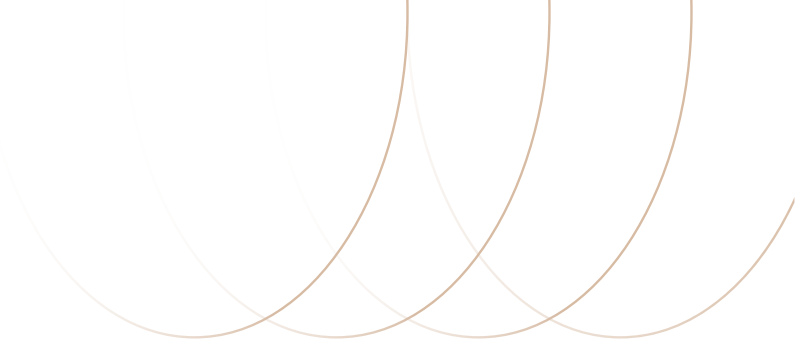


COMPLEX 149

— Building A —

Municipal Address	11606/42 149 Street, Edmonton
Available Area	±4,454 - 11,317 SF
Year Built	Approx. 1999
Construction	Concrete block
Internet	Fibre optic services
Heating	RTU
Lighting	Upgraded to LED throughout
Sprinklered	No
Loading	Dock/Ramp-to-grade
Op. Costs (PSF)	\$7.99 (2024)
Comments	Recently renovated

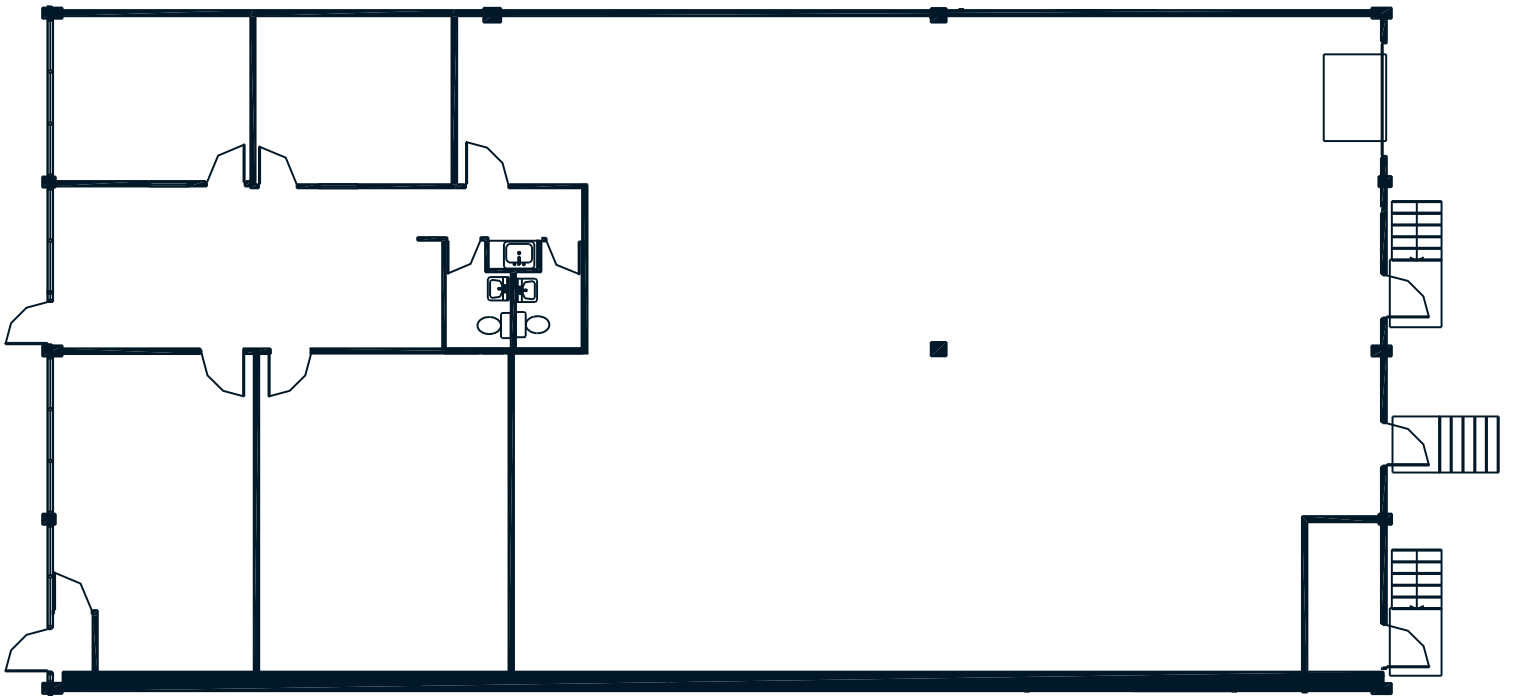
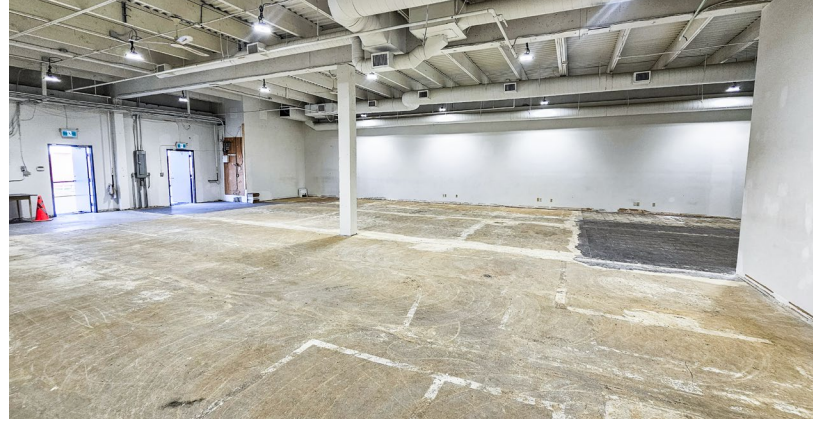
- ±4,454 - 11,317 SF dock and ramp-to-grade, office and warehouse bays with high visibility
- Recently renovated open concept office buildout with new washrooms, LED lighting, private offices, bright showroom, and kitchenette



Building A

Unit 11610

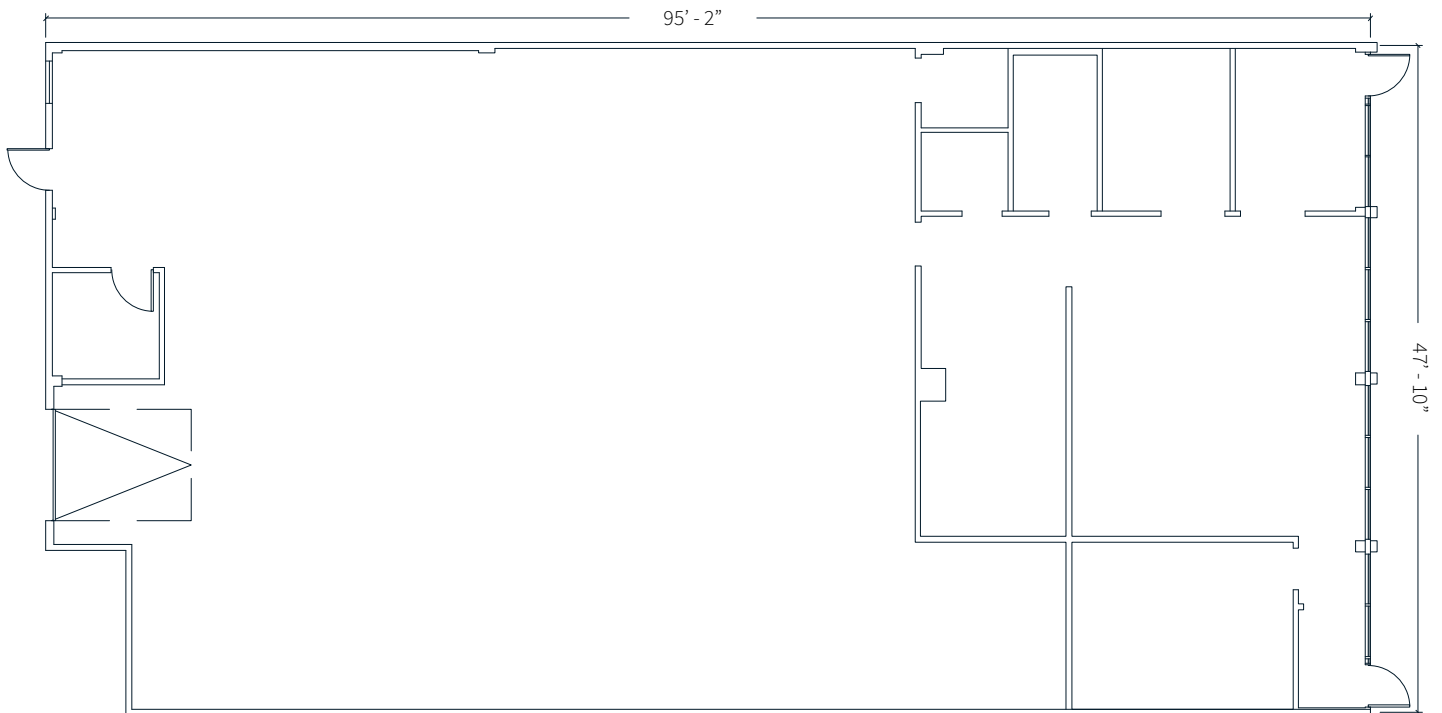
Municipal Address	11610 149 Street, Edmonton
Available Area	±4,454 SF
Bay Dimensions	TBD (w) x 95'2" (d)
Loading	(1) Dock door
Ceiling Height	15' - 1 3/8"
Power	200 Amp, 120/208 volt, 3 phase (TBC)
Lease Rate (PSF)	\$9.50
Occupancy	Immediate



Building A

Unit 11634

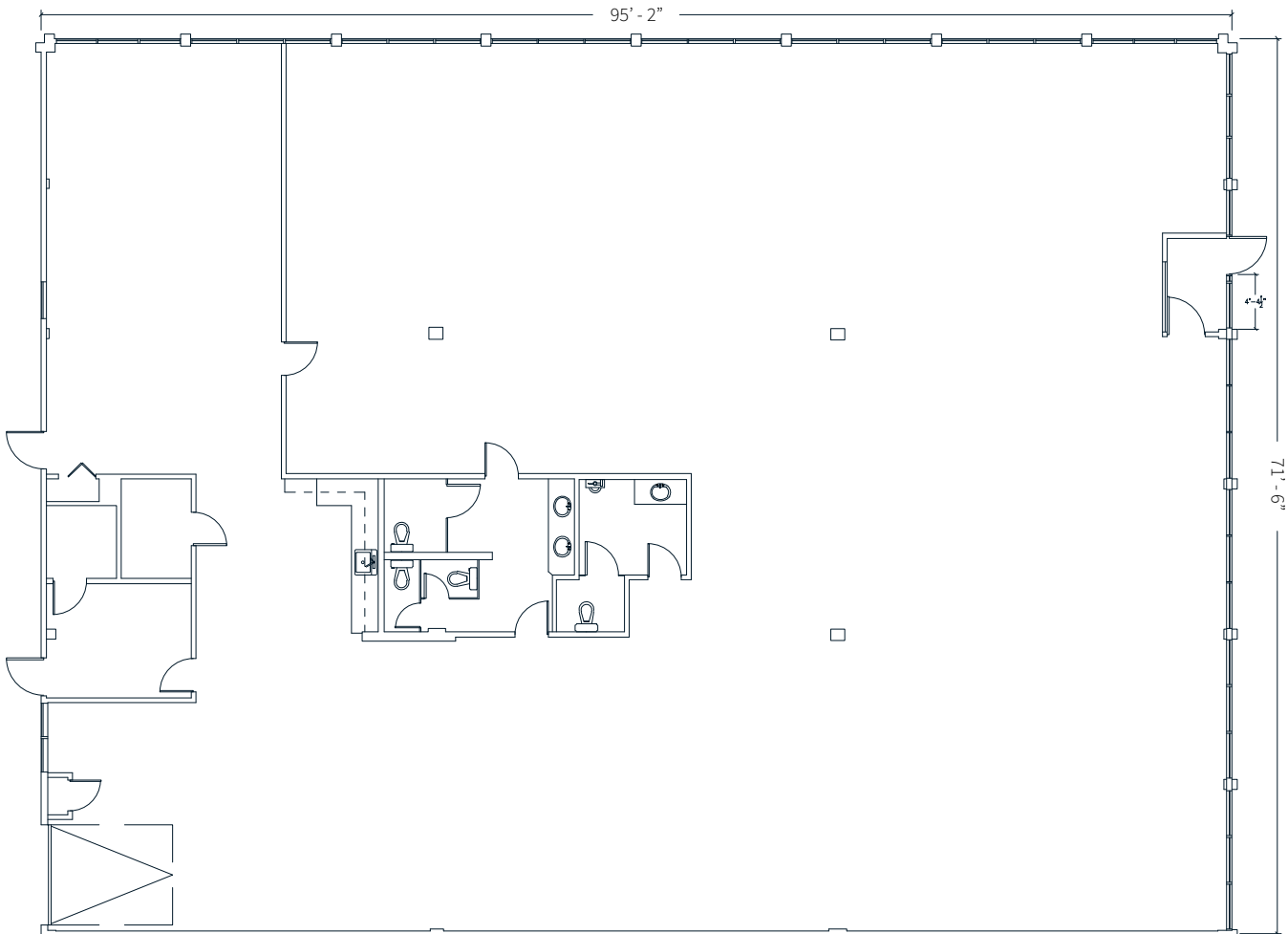
Municipal Address	11634 149 Street, Edmonton
Available Area	±4,477 SF
Bay Dimensions	47'10" (w) x 95'2" (d)
Loading	(1) Ramp to grade door
Ceiling Height	14' Clear
Power	200 Amp, 120/208 volt, 3 phase (TBC)
Lease Rate (PSF)	\$9.50
Occupancy	Immediate



Building A

Unit 11642

Municipal Address	11642 149 Street, Edmonton
Available Area	±6,800 SF
Bay Dimensions	71'6" (w) x 95'2" (d)
Loading	(1) Dock door
Ceiling Height	14' Clear
Power	100 Amp, 120/208 volt, 3 phase (TBC)
Lease Rate (PSF)	\$9.00
Occupancy	Immediate





COMPLEX 149

— Building B —

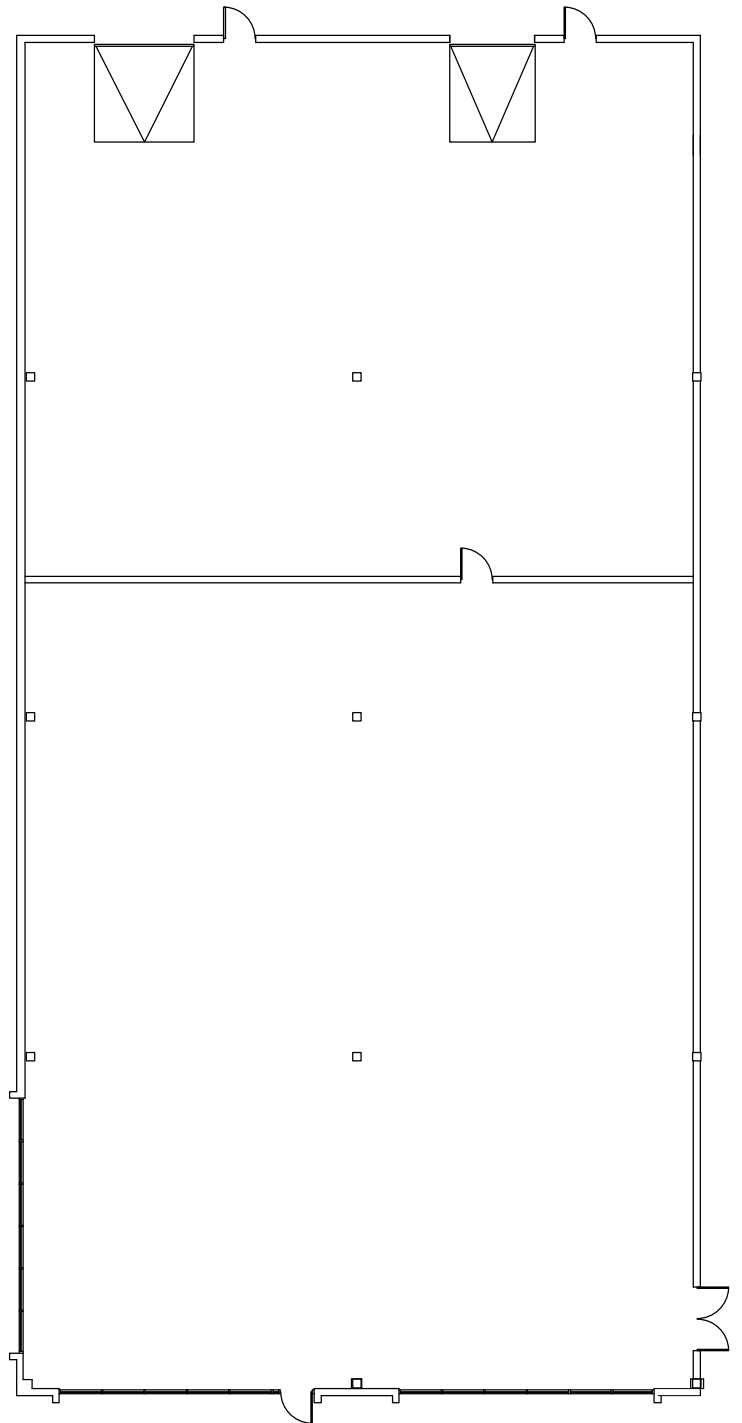
Municipal Address	15004/22 116 Avenue, Edmonton
Year Built	1974
Construction	Concrete block
Internet	Fibre optic services
Heating	Overhead unit heaters and forced air (TBC)
Lighting	Upgraded to LED throughout
Sprinklered	No
Loading	Dock/Grade
Op. Costs (PSF)	\$8.48 (2024)

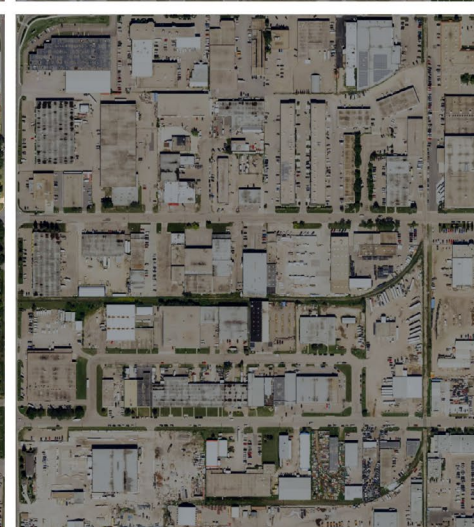
- 8,192 SF Dock and ramp to grade warehouse and showroom
- Private offices and bright showroom for a professional and inviting environment
- Excellent exposure along 116 Avenue for maximum visibility

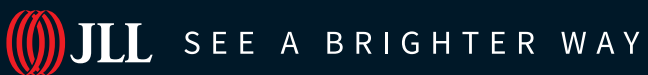
Building B

Unit 15022

Municipal Address	15022 116 Avenue, Edmonton
Available Area	±4,900 SF (Showroom/Office) ±3,292 SF (Warehouse) 8,192 SF (Total)
Bay Dimensions	TBD
Loading	(1) Dock & (1) ramp-to-grade door
Ceiling Height	17'
Power	200 Amp, 208 volt, 3 Phase (TBC)
Lease Rate (PSF)	\$9.25
Occupancy	Immediate







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