

# Freestanding Warehouse

Light Manufacturing Building

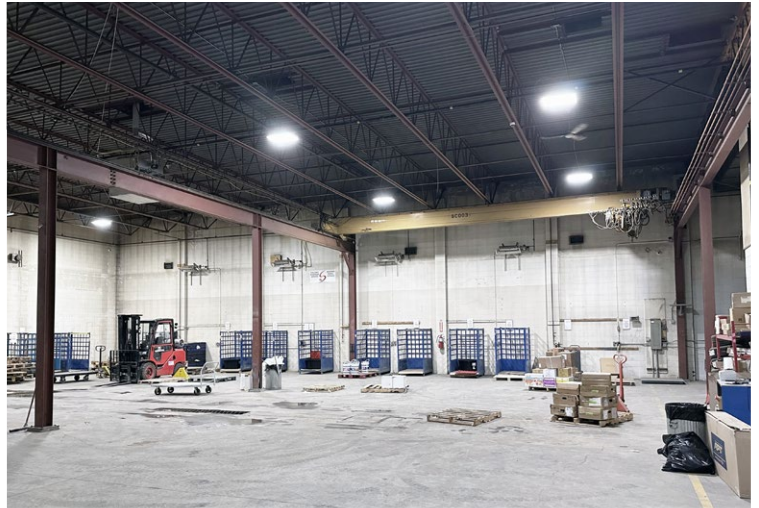
11550 - 154<sup>th</sup> Street  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

23,529 SF on 1.54 Acres | Reduced Lease Rate! | Demising Options Available



## Freestanding Warehouse

11550 - 154<sup>th</sup> Street | Edmonton, Alberta



# Freestanding Warehouse

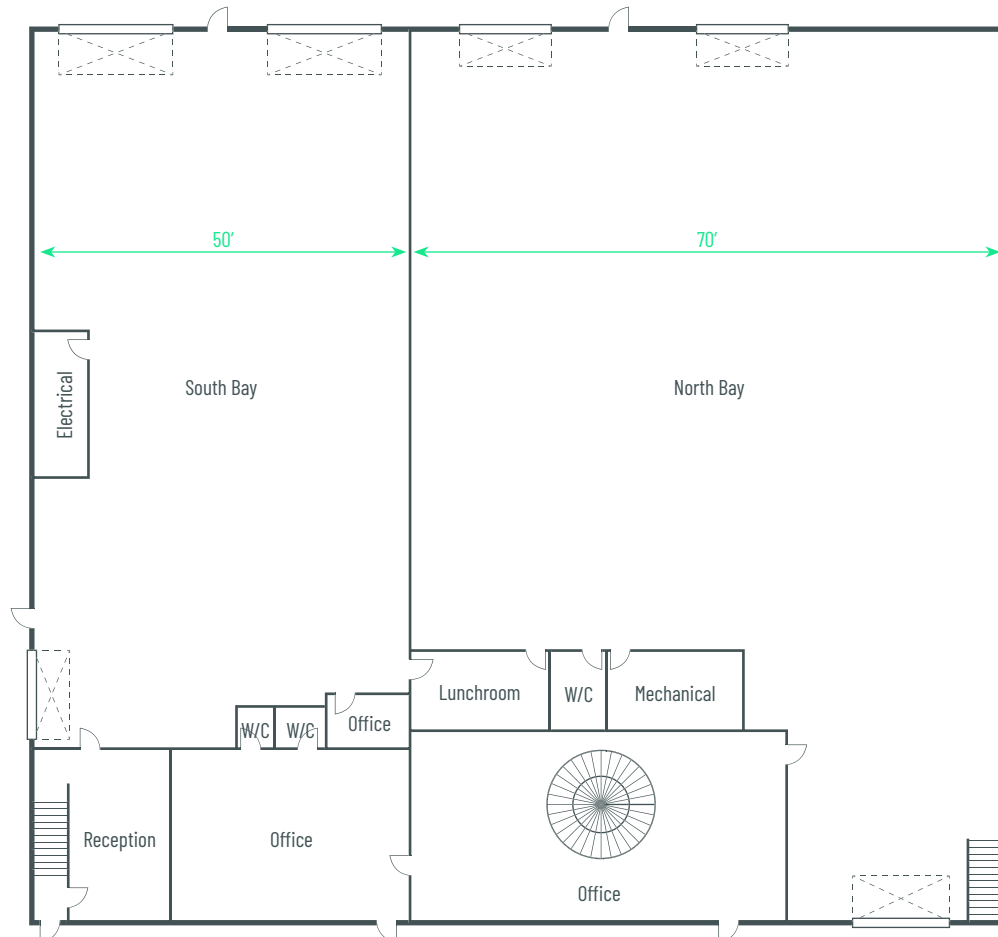
## Light Manufacturing Building

The property is well located in northwest Edmonton with easy access to Yellowhead Freeway and Anthony Henday Drive via 149<sup>th</sup> Street. The property is located less than 20 minutes from the downtown core. Ideal for light manufacturing industrial sales, fleet maintenance, and rental equipment with a great showroom. Low site coverage ratio offering excess yard. The Landlord is open to demising the space.

Legal Address	Plan 7820320; Block 25; Lot 3	
Zoning	IM – Medium Industrial	
Year Built	1977 & 1988	
Site Size	1.54 acres	
Available Area	Main Floor Office	2,975 sq. ft.
	Office Mezzanine	5,804 sq. ft.
	Shop	14,750 sq. ft.
	Total	23,529 sq. ft.
Grade Loading	(1) 12' x 12' (2) 12' x 14' (1) 14' x 14'	
Construction	Concrete block	
Column Spacing	North Bay: 70' wide clear span South Bay: 50' wide clear span	
Ceiling Height	20' clear	

Power	600 amp, 347/600 volt <i>*To be confirmed</i>
Heating	Forced air and radiant heaters
Lighting	LED
Sprinklers	In office
Fenced	Yes
Parking	Surface
Sumps	Yes
Cranes	(1) bridge crane in north bay
Taxes + Op Costs (2025)	\$5.90 per sq. ft.
Reduced Lease Rate	\$10.50 per sq. ft. / annum
Available	Q4 2025

## Main Floor Plan

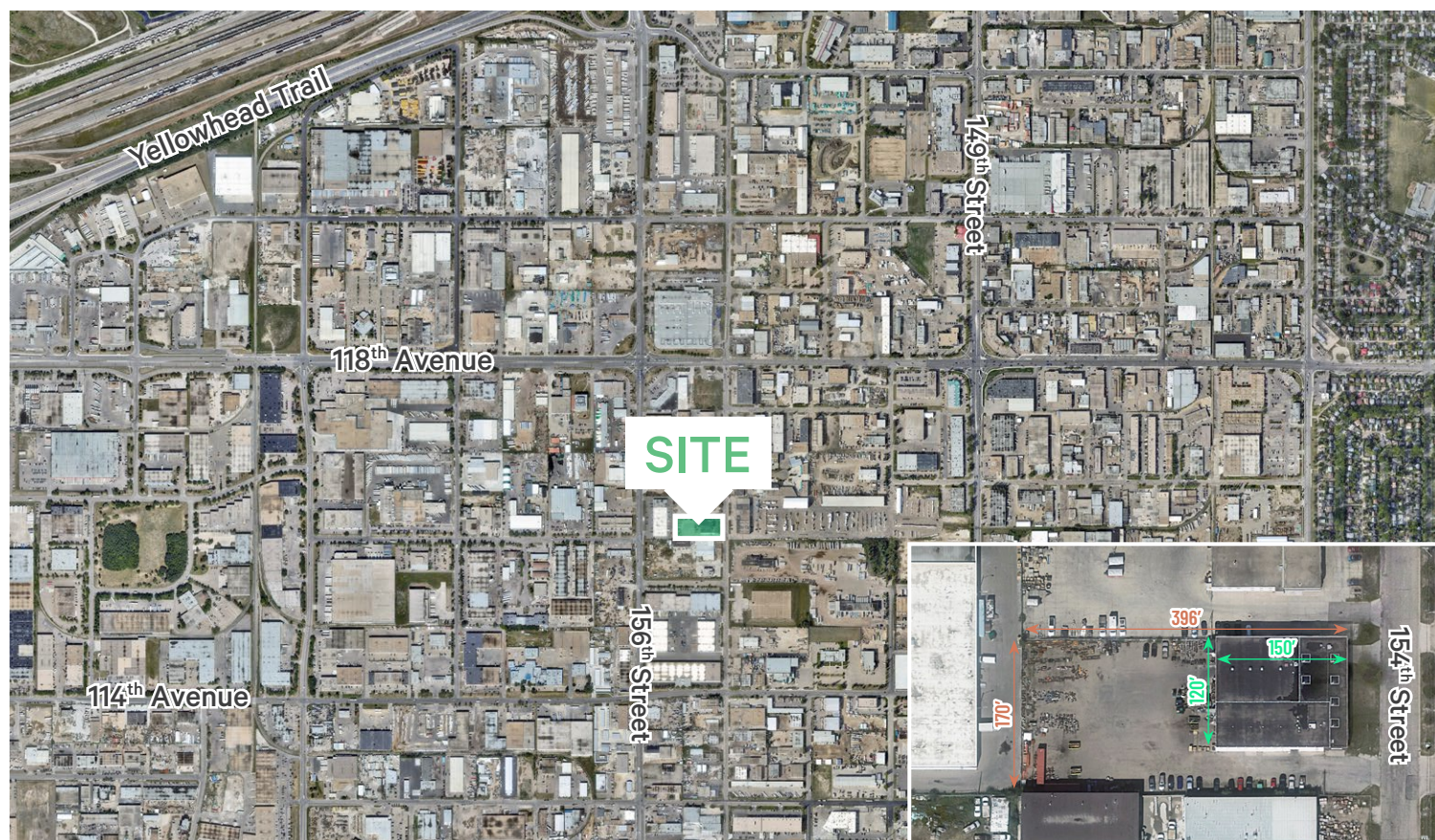




## Freestanding Warehouse

11550 - 154<sup>th</sup> Street | Edmonton, Alberta

# For Lease



## Contact Us

### Kevin Hughes

Senior Vice President  
+1 780 917 4634  
kevin.hughes@cbre.com

### Gregg Maimann

Senior Vice President  
+1 780 917 4632  
gregg.maimann@cbre.com

### Trevor Schmidt

Vice President  
+1 780 917 4641  
trevor.schmidt@cbre.com  
*\*Lead Broker*

### Jordan Adams

Vice President  
+1 780 917 4645  
jordan.adams@cbre.com  
*\*Lead Broker*

### Braylon Klemchuk

Vice President  
+1 780 229 4687  
braylon.klemchuk@cbre.com

### Jay Olmstead

Sales Representative  
+1 780 554 1191  
jay.olmstead@cbre.com

### John Allan McKay

Associate  
+1 780 915 5020  
johnallan.mckay@cbre.com

### Lucas Neumeyer

Associate  
+1 780 850 2267  
lucas.neumeyer@cbre.com

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

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.