

FOR LEASE

1,920 SF INDUSTRIAL WAREHOUSE BAY

14216 - 128 AVENUE NW | EDMONTON



This ± 1,920 SF industrial warehouse bay, with an additional ± 660 SF mezzanine storage, is now available for lease. Featuring T5 lighting and a unit heater, the space is well-equipped for businesses seeking efficient and functional storage or operational space. The property benefits from a deep marshalling area and underwent a roof upgrade in 2019, ensuring durability and reliability for tenants.

Conveniently located with easy access to St. Albert Trail, Yellowhead Trail, 149 Street, and 156 Street, this IM-zoned (Medium Industrial) space is ideal for small businesses upgrading from a garage setup or companies requiring additional storage. With immediate occupancy available, this warehouse bay offers a practical solution for growing businesses in need of a well-located, move-in-ready space.

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FOR LEASE | 1,920 SF INDUSTRIAL WAREHOUSE BAY



LEASE FINANCIALS

-\$-

\$13 PSF (Gross)

Base Lease Rate



\$9.00 PSF

2025 Operating Costs (Plus Utilities)



IDEAL USES

- Indoor self-storage
- Major industrial
- Minor industrial
- Natural resource development
- Custom manufacturing
- Indoor sales and service
- Outdoor sales and service
- Vehicle support service
- Office

PROPERTY DETAILS

MUNICIPAL ADDRESS

14216-128 Avenue Northwest | Edmonton, Alberta

LEGAL DESCRIPTION

Plan 1521545, Unit 7

YEAR BUILT

1972

AVAILABLE SPACE

Warehouse ± 1,920 SF

Mezzanine ± 660 SF

Total ± 2,580 SF

SITE AREA

± 1.90 Acres | ± 82,764 SF

ZONING

IM - Medium Industrial Zone

(1) DOCK DOOR

12' X 14'

CEILING HEIGHT

16' clear

PARKING

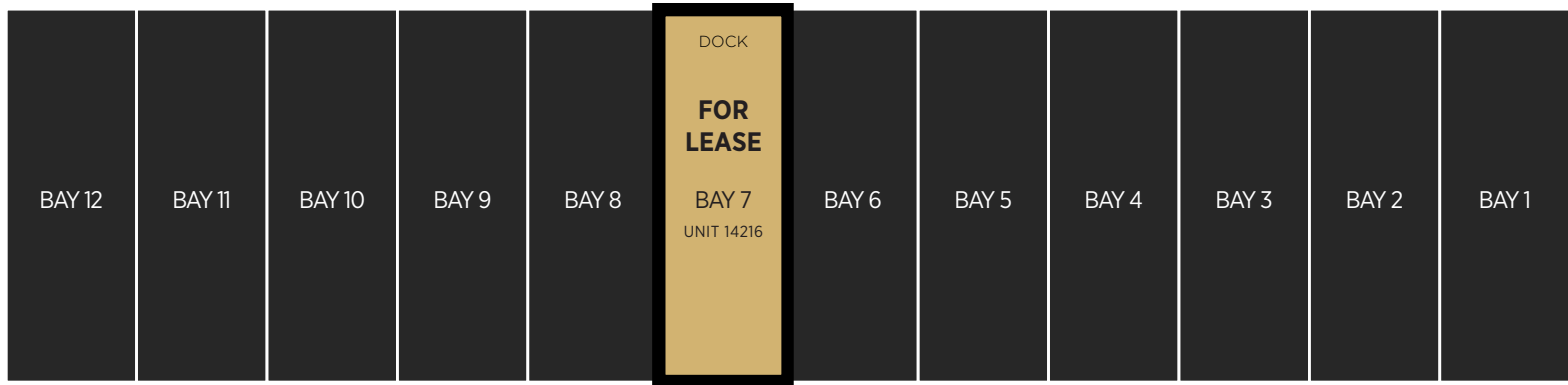
45 surface stalls

OCCUPANCY

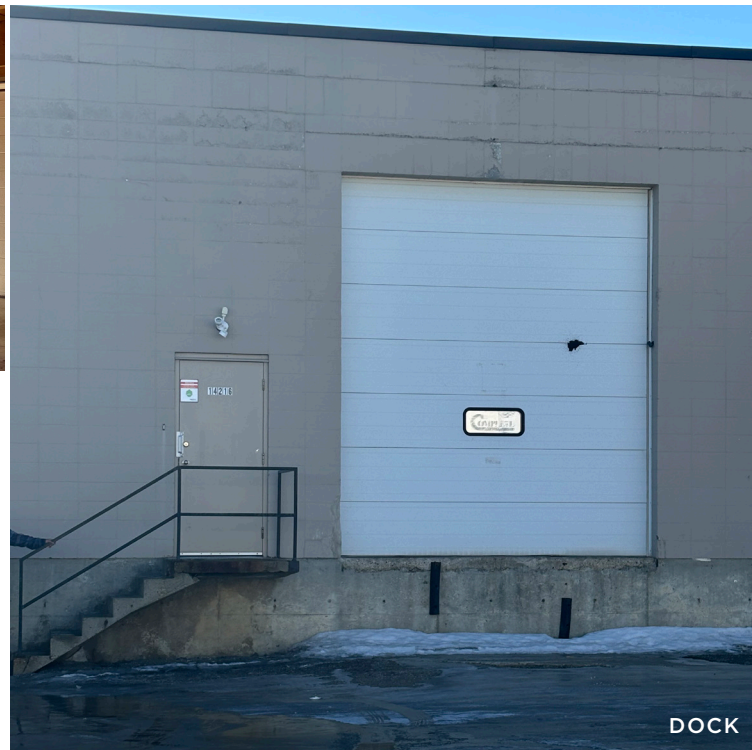
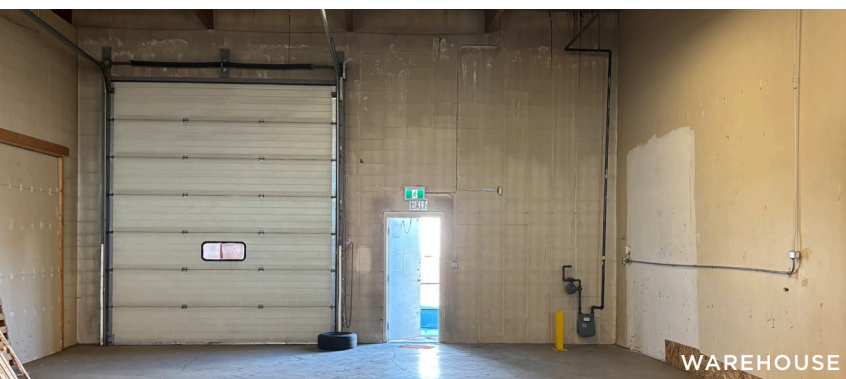
Immediately

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FLOOR PLAN



128 AVENUE



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DRIVE TIMES *From Location*

St. Albert Trail	1 Minute
Yellowhead Highway	5 Minutes
Anthony Henday	10 Minutes
Wayne Gretzky Drive	15 Minutes

NEARBY AMENITIES

- | | |
|---------------|---------------------------|
| 1. Costco | 6. SmartStop Self Storage |
| 2. Costco Gas | 7. Bobcat of Edmonton |
| 3. Subway | 8. Canada Post |
| 4. Arby's | 9. Co-op Gas |
| 5. Home Depot | 10. Shell |

DEMOGRAPHICS



124,560
Residents within 5km



158,732
Daytime Population within 5km



\$96,858
Average Household Income within 5km



5,800
Vehicles daily along St. Albert Tr & 128 Ave [2018]

CONTACT

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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