

FOR LEASE

**1,920 SF INDUSTRIAL
WAREHOUSE BAY**

14216 - 128 AVENUE NW | EDMONTON



This \pm 1,920 SF industrial warehouse bay, with an additional \pm 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.

Steven Pearson, Vice President
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REALTY GROUP **RE/MAX**
COMMERCIAL
CAPITAL

hrcgroup.ca

FOR LEASE | 1,920 SF INDUSTRIAL WAREHOUSE BAY



LEASE FINANCIALS

-\$-

\$13 PSF (Gross)

Base Lease Rate



\$9.00 PSF

2025 Operating Costs (Plus Utilities)

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

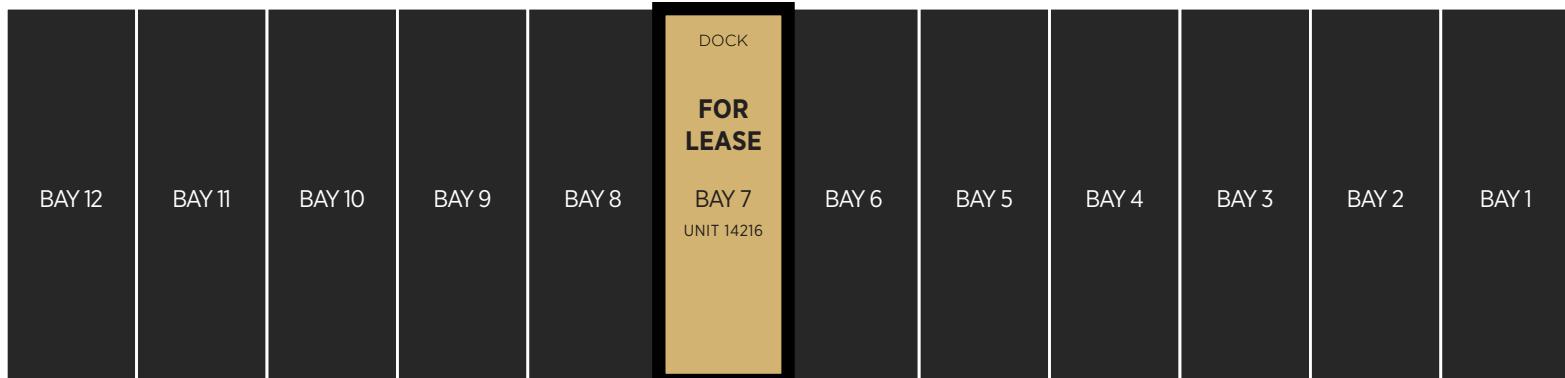


IDEAL USES

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

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FLOOR PLAN



128 AVENUE



WAREHOUSE



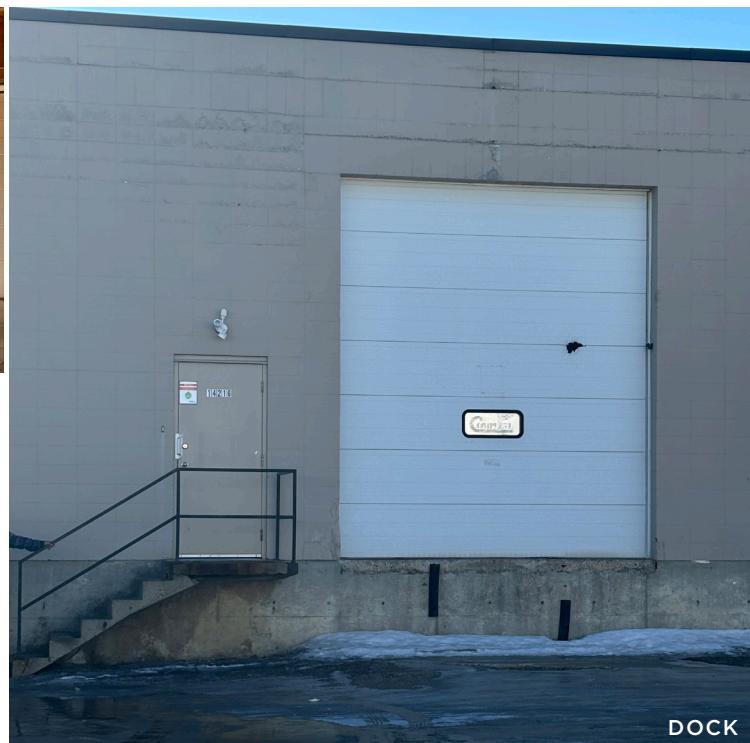
MEZZANINE



MEZZANINE

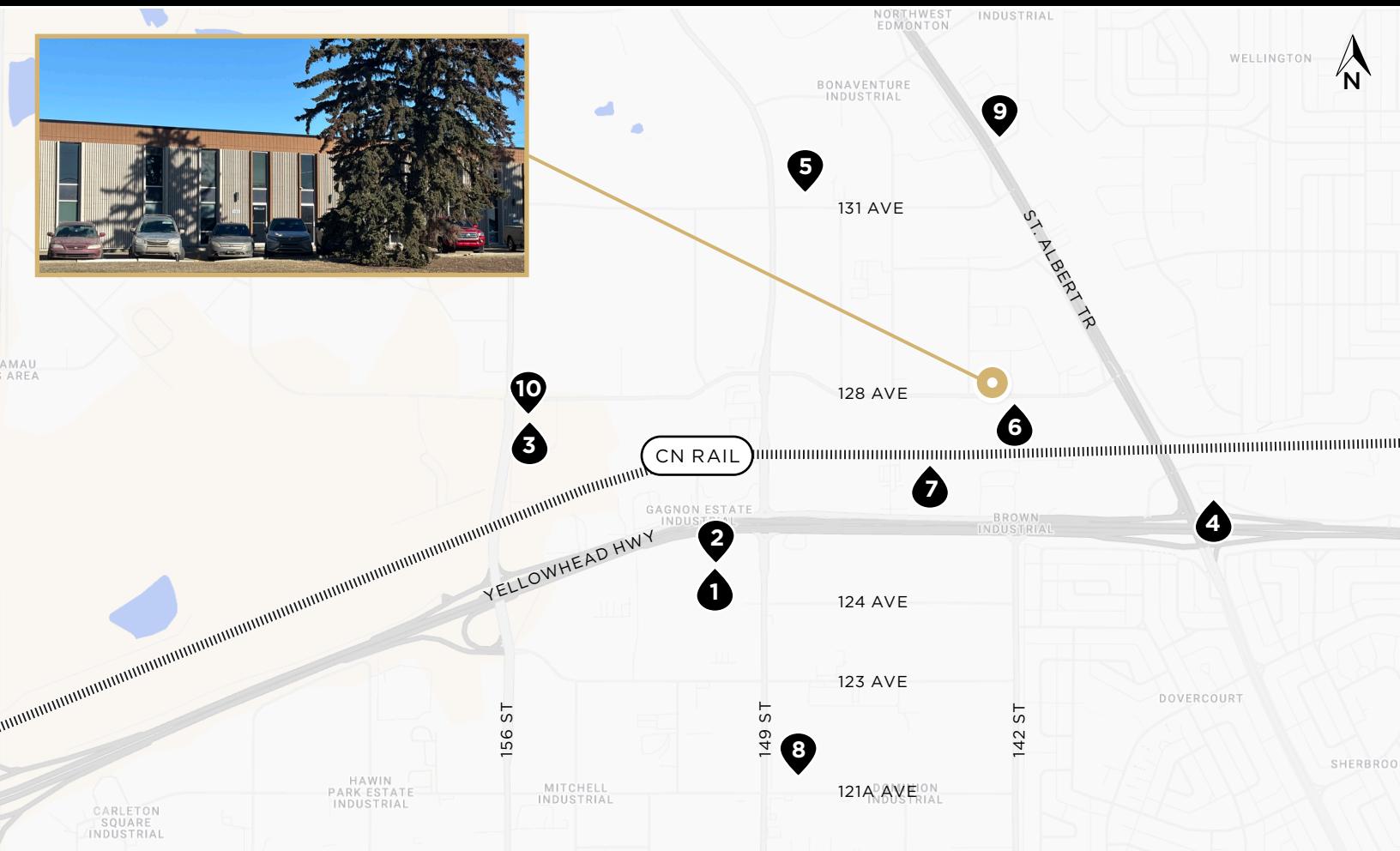


WAREHOUSE



DOCK

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