

FOR LEASE

PINNACLE PARK - BUILDING B

NAI Commercial



13863 - 156 STREET | EDMONTON, AB | GRADE LOADING BAY

PROPERTY DESCRIPTION

- 3,450 sq.ft.± grade loading bay available for lease
- Located just off 137 Avenue and 156 Street with quick access to St. Albert Trail, Yellowhead Trail, and Anthony Henday Drive
- Suitable for manufacturing, transportation & logistics, retail showrooms & more

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ADDITIONAL INFORMATION

SIZE	3,450 sq.ft.±
ZONING	Business Employment (BE)
CEILING	24' clear height
LOADING	12'x14' Grade
AVAILABLE	August 1, 2025
LEASE RATE	Market
OPERATING COSTS	\$5.90/sq.ft./annum (2025 estimate) Includes the Tenants proportionate share of property tax, common area maintenance (excluding management fees)

