

FOR LEASE

PINNACLE PARK - BUILDING B

NAICommercial



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

CHAD GRIFFITHS

Partner, Associate Broker
780 436 7414
cgriffiths@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com

RYAN BROWN

Partner
780 964 8624
rbrown@naiedmonton.com

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

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)

