

For Lease

Industrial Flex Space

GRADE LOADING | BONUS MEZZANINE | GRANDE PRAIRIE

Demographics



NEIGHBORHOOD
Grande Prairie



POPULATION
67,669



MEDIAN AGE
35



HOUSEHOLD INCOME
\$126,929

Building Details



PARKING
Paved Front
& Back



YEAR BUILT
2004



TRAFFIC COUNT
27,750 VPD | 116 Avenue
27,510 VPD | 100 Street



Blackstone
Commercial Real Estate Services Inc.

Unit 301, 255 17 Avenue SW,
Calgary, Alberta, T2S 0A4

P (403) 214-2344

blackstonecommercial.com

THE AURORA

11402 - 100 Street | Grande Prairie, AB

Property Details

Size Available: Unit 11402B: 2,873 SF *plus 467 SF mezzanine*

Availability: Immediately

Net Rate: Mainfloor / Mezzanine: \$12.00 PSF

Op Costs: Mainfloor: \$7.61 PSF (Est. 2026)

Zoning: CA - Arterial Commercial

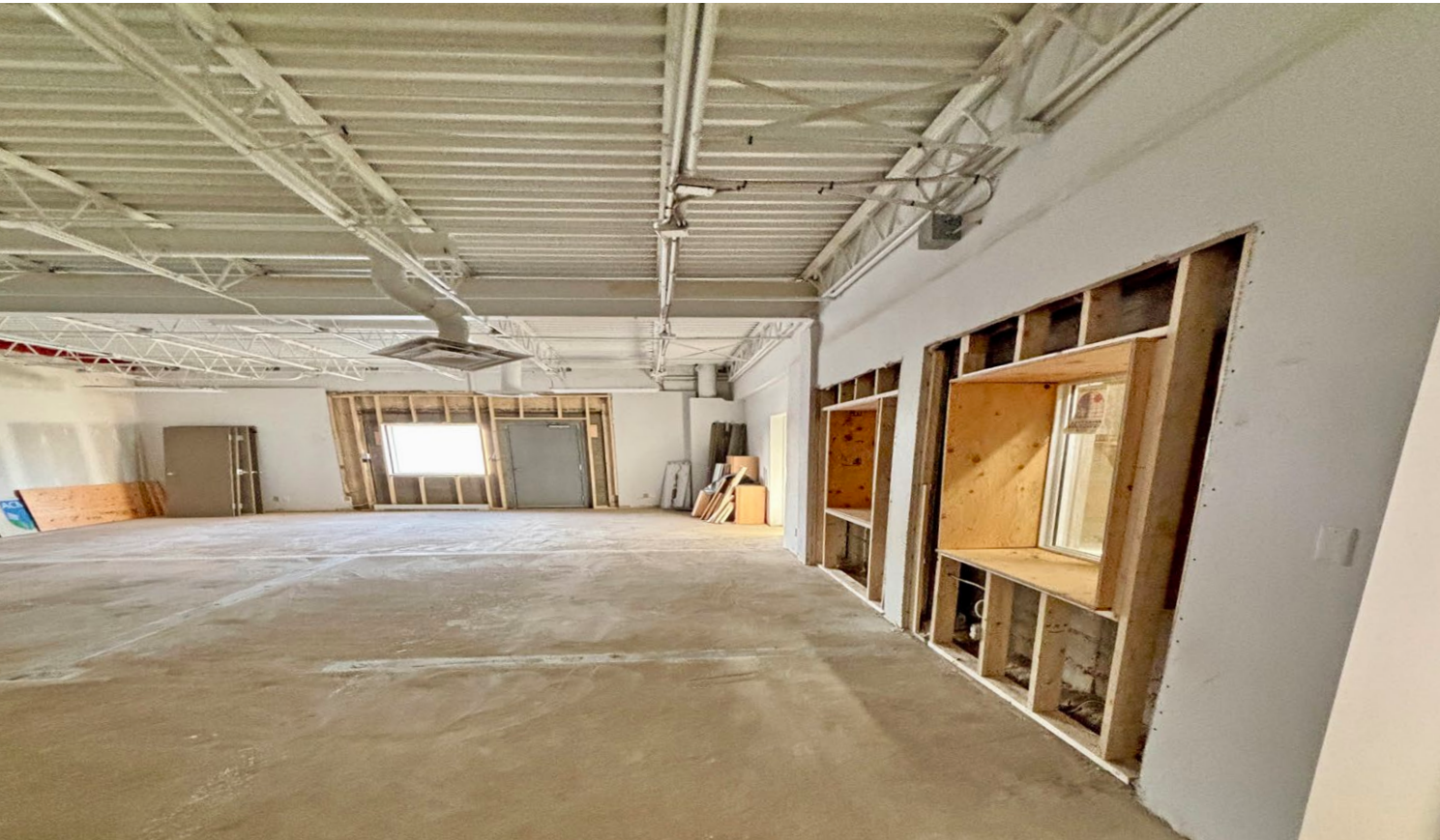
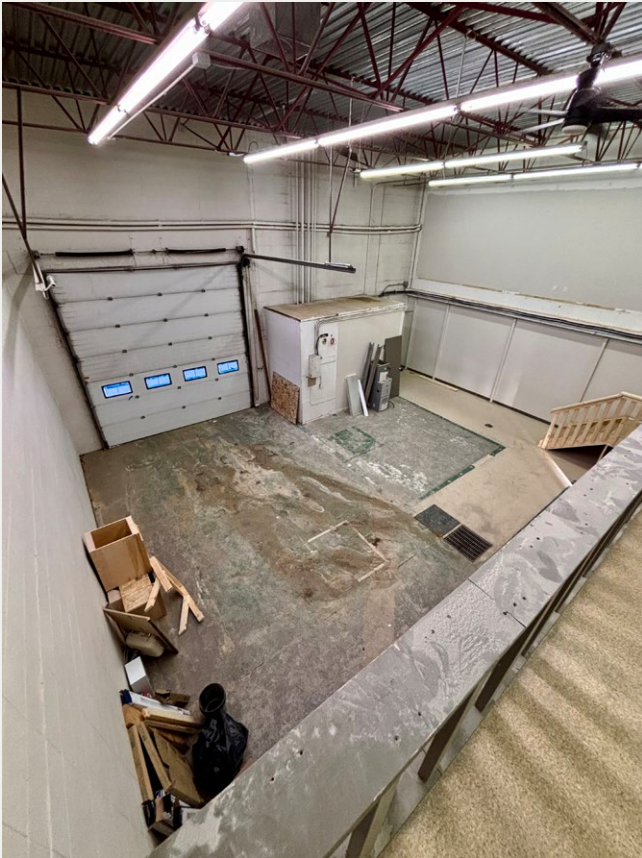
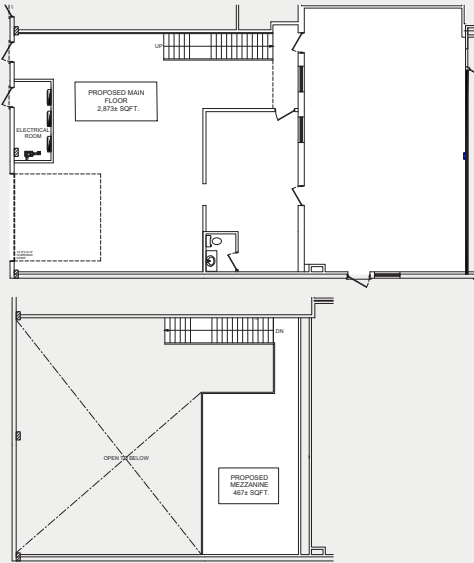
- Flexible industrial/flex premises designed for warehouse, distribution, showroom, and service commercial users
- Grade loading provides efficient access for shipping and receiving
Additional mezzanine space for storage, office, or operational flexibility
- Tenant improvement opportunities available to suit your business requirements
- Prominent pylon signage available for enhanced brand visibility
- Strategically located on 100 Street across from Safeway, one of Grande Prairie's busiest commercial corridors with outstanding exposure and accessibility

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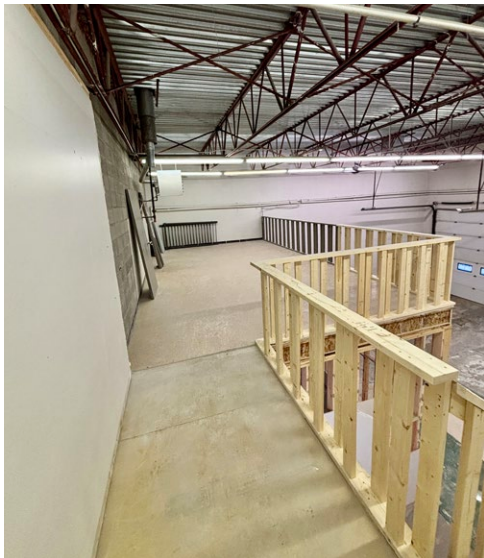
MAIN
FLOOR

- Unit 11402B | 2,873 SF plus 467 SF mezzanine
- 14' Overhead Door
- SW Corner



For Lease

11402 - 100 Street | Grande Prairie, AB





Thank you for your interest!

For More Info.

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