

**FOR LEASE**

# BONAVENTURE DISTRIBUTION

15311 128 Avenue NW  
Edmonton, AB

111,641 SF

DEMISABLE TO 68,401 SF

**AVAILABLE SEPTEMBER 2025**

**DOCK & GRADE LOADING**

**1.12 - 3.00 +/- ACRES OF YARD**

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# PROPERTY HIGHLIGHTS

## UP TO 111,641 SF

- 1.12 acres of existing graveled yard \$1.25 per SF
- Potential for additional 1.88 Acres of yard
- Excellent access to major roadways including Yellowhead Trail, St. Albert Trail, 156 Street, 170 Street, and Anthony Henday Ring Road
- 2 access points to the property for drive around access

# PROPERTY DETAILS

## MUNICIPAL ADDRESS

15311 128 Avenue NW, Edmonton, AB

## ZONING

IM - Medium Industrial

## POWER

1000 Amp, 347/600 Volt (To be Confirmed)

## CEILING HEIGHT

24'

## LEASE RATE

Starting at \$7.75 per SF

## OPERATING COSTS

Total: \$5.50 per SF

(Estimated 2025, including Cam and Taxes)

## YARD RATE

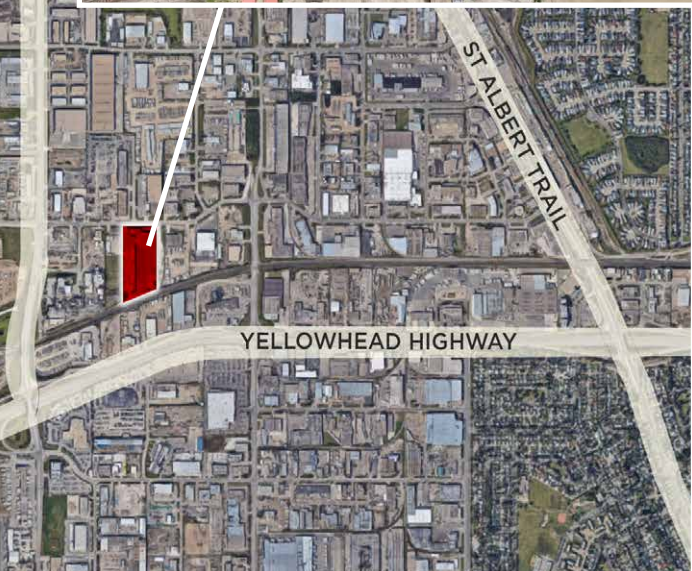
\$1.25 per SF

## AVAILABLE

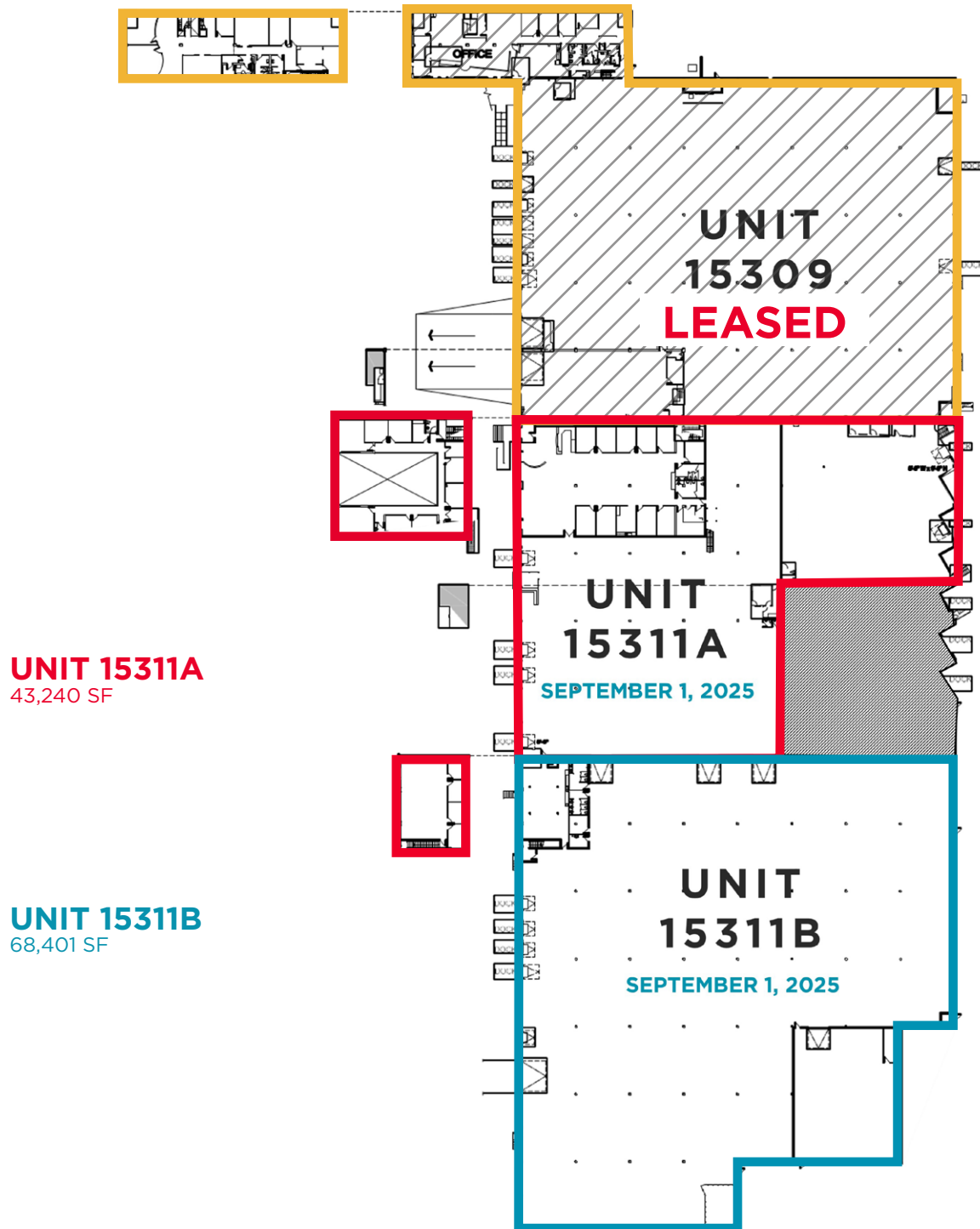
September 2025

UNIT	AVAILABLE SF	LOADING
15311A	± 43,240	(6) Dock
15311B	± 68,401	(5) Dock & (1) Grade

Total 111,641 SF (9) Dock & (1) Grade



# BUILDING PLAN



## LEASE RATE

\$7.75 per SF

## OPERATING COSTS (2025)

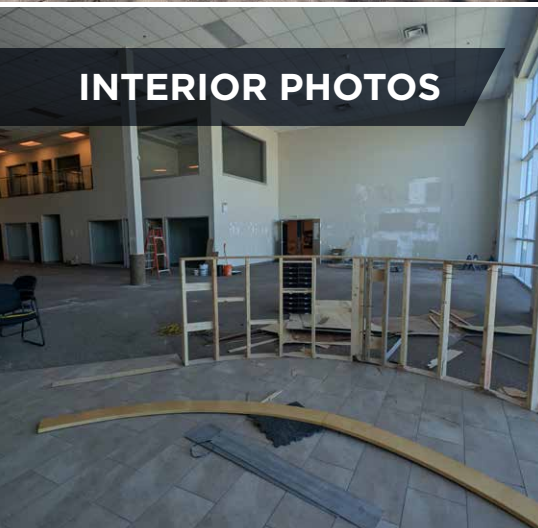
\$5.50 per SF



## PROPERTY PHOTOS



## INTERIOR PHOTOS





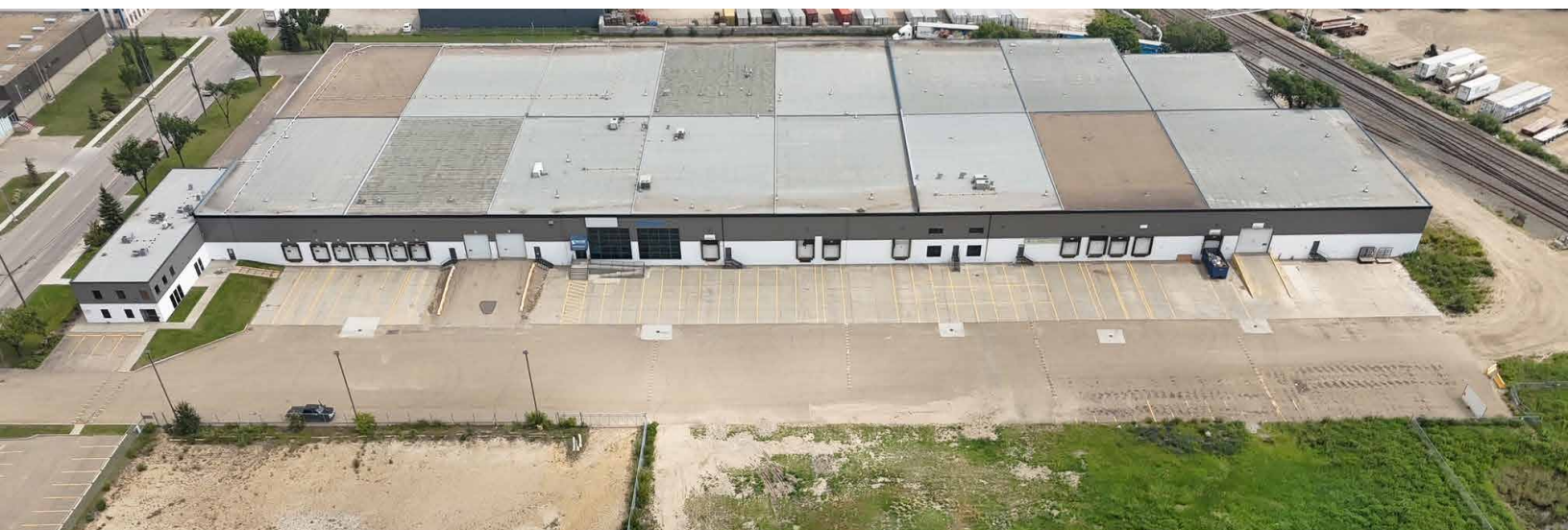


Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

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**CUSHMAN &  
WAKEFIELD**  
Edmonton

**dream**   
building better communities

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