

FOR LEASE

BONAVENTURE DISTRIBUTION

15311 128 Avenue NW
Edmonton, AB

111,641 SF

DEMISABLE TO 68,401 SF

AVAILABLE IMMEDIATELY

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

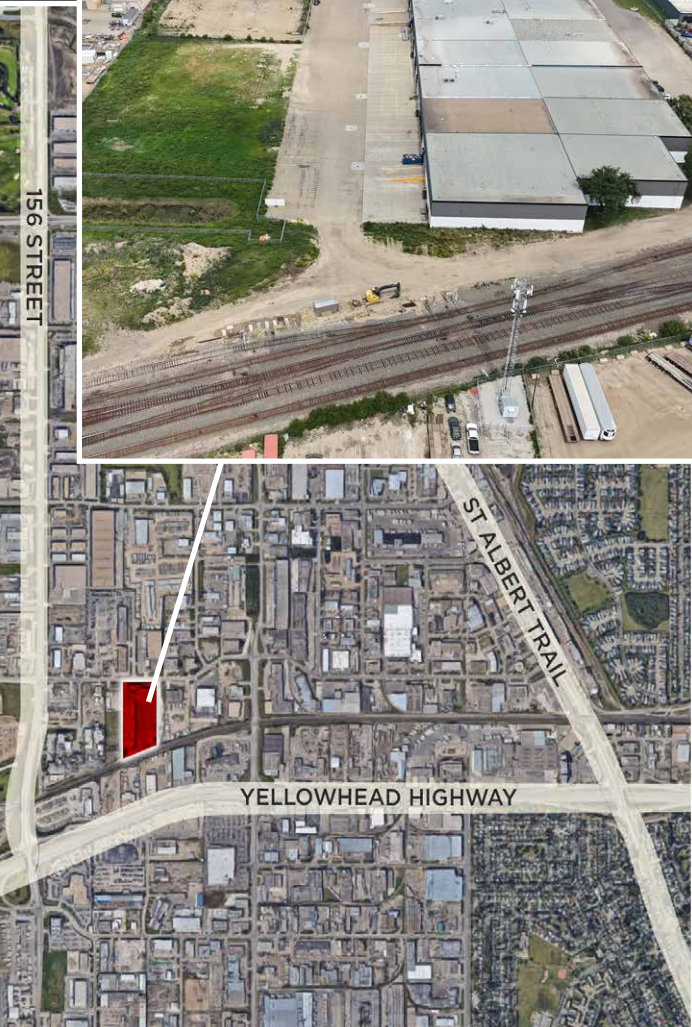
(Estimated 2025, including Cam and Taxes)

YARD RATE

\$1.25 per SF

AVAILABLE

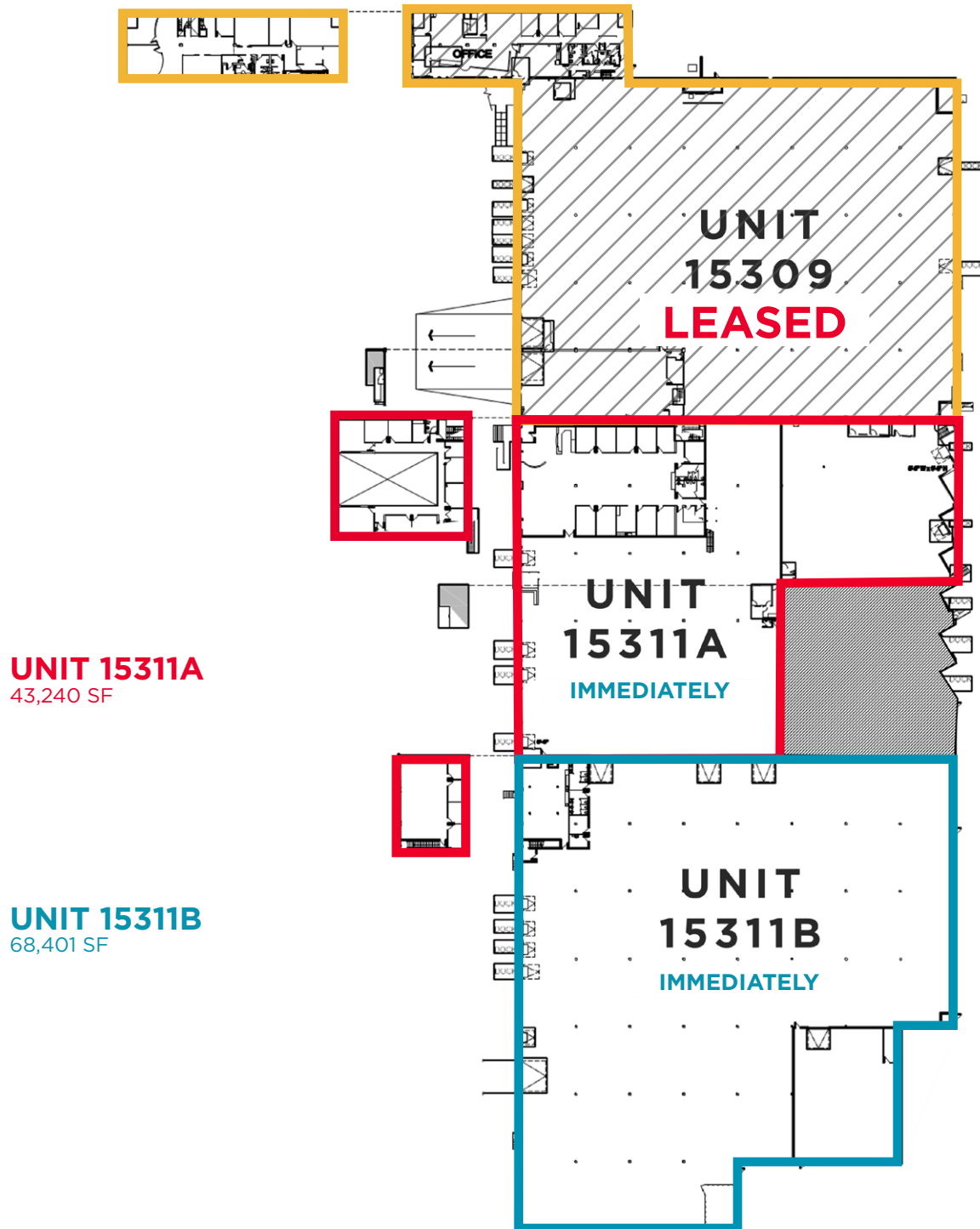
Immediately



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

Total 111,641 SF (11) Dock & (1) Grade

BUILDING PLAN



UNIT 15311A
43,240 SF

UNIT 15311B
68,401 SF

TOTAL CONTIGUOUS SIZE
111,641 SF

LEASE RATE

\$7.75 per SF

OPERATING COSTS (2025)

\$5.50 per SF

PROPERTY PHOTOS



INTERIOR PHOTOS

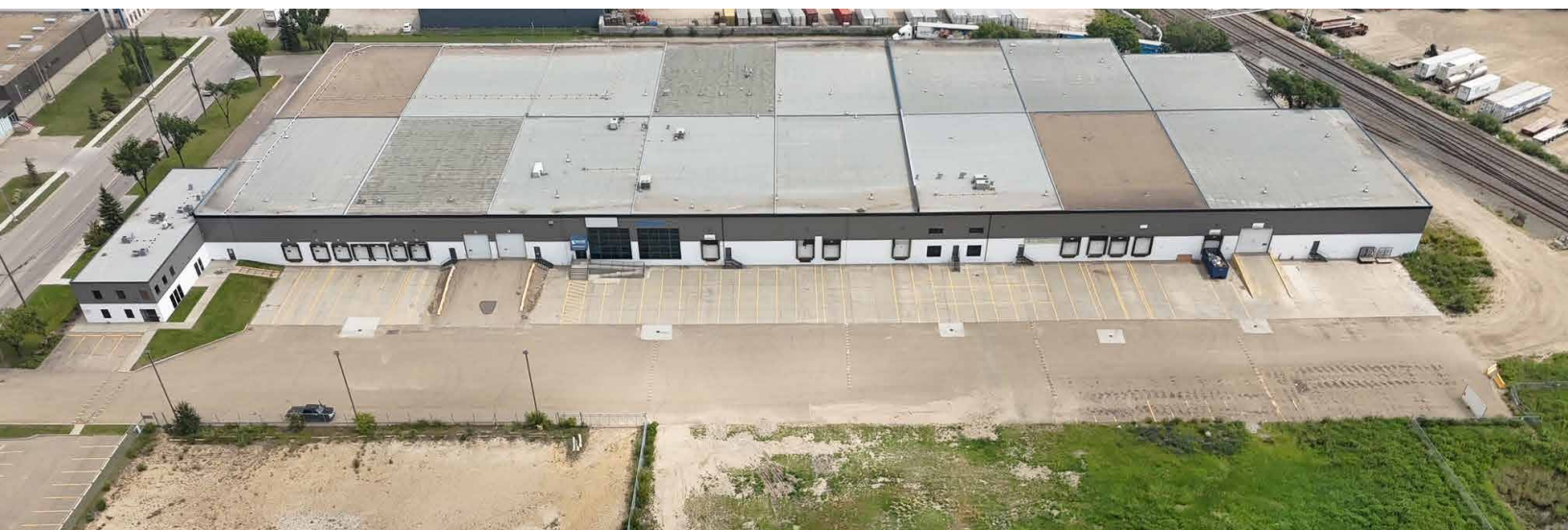




Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity 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.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.





**CUSHMAN &
WAKEFIELD**
Edmonton

dream 
building better communities

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