

FOR LEASE

BONAVENTURE DISTRIBUTION BAY

15305 128 Avenue NW
Edmonton, AB

9,784 SF

LAST REMAINING BAY

AVAILABLE IMMEDIATELY

MULTIPLE DOCK DOORS

1.12 - 3.00 +/- ACRES OF YARD

Burke Smith
Partner
780 935 9151
burke.smith@cwedm.com

Andy Horvath
Partner
780 908 3353
andy.horvath@cwedm.com

Nicole Stewart, Unlicensed
Team Coordinator
587 589 4215
nicole.stewart@cwedm.com

PROPERTY HIGHLIGHTS

- Dock loading warehouse with three offices and washroom
- Excellent straight storage or distribution option
 - Up to 1.12 Acres of existing graveled yard available at \$1.25 per SF
- Excellent access to major roadways including Yellowhead Trail, St. Albert Trail, 156 Street, 170 Street and Anthony Henday
- 2 access points to the property for drive around access



PROPERTY DETAILS

MUNICIPAL ADDRESS
15305 128 Avenue NW

ZONING
IM - Medium Industrial

AVAILABLE SIZE
9,784 SF

LOADING
(2) Dock

POWER
100 Amp, 600 Volt

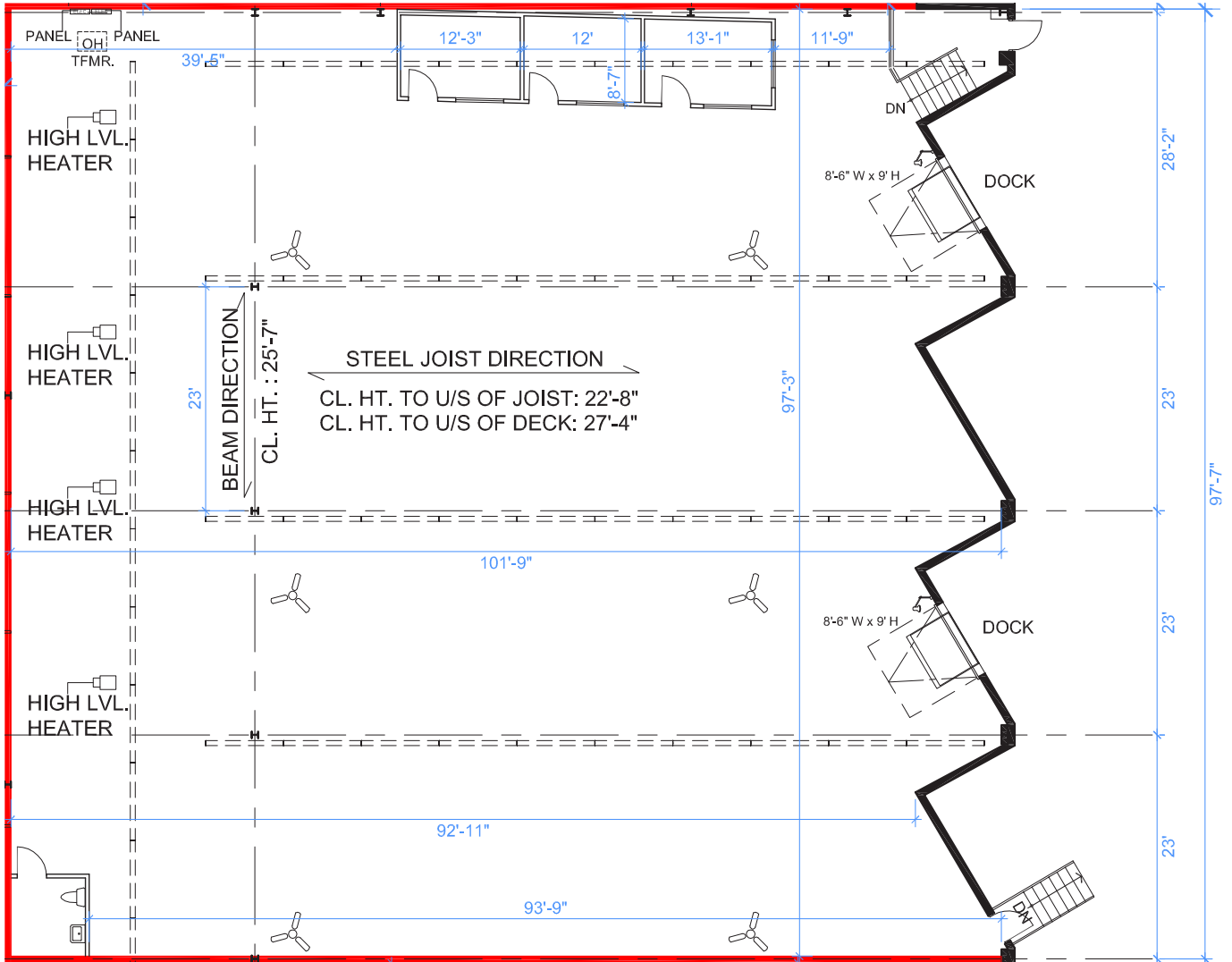
CEILING HEIGHT
24' Clear

LEASE RATE
\$9.75 Per SF

OPERATING COST
\$5.50 per SF (2026)
Including CAM & Taxes

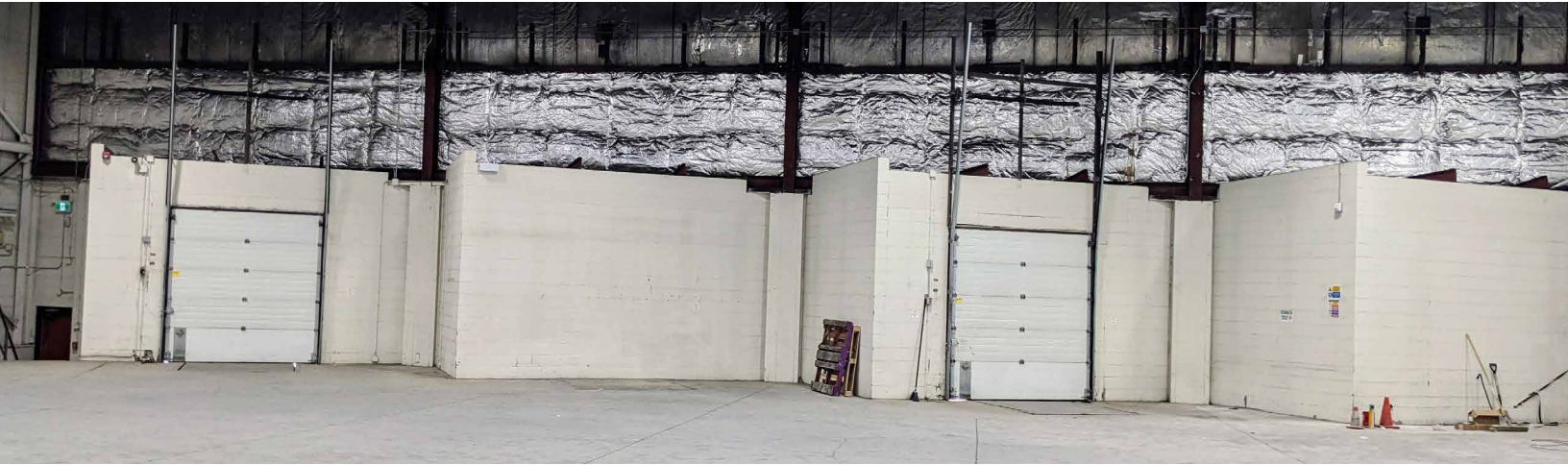
AVAILABILITY
Immediately

FLOOR PLAN





PROPERTY 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.



Burke Smith
Partner
780 935 9151
burke.smith@cwedm.com

Andy Horvath
Partner
780 908 3353
andy.horvath@cwedm.com

Nicole Stewart, Unlicensed
Team Coordinator
587 589 4215
nicole.stewart@cwedm.com