

FOR LEASE

# BONAVENTURE INDUSTRIAL BAYS

12863/65/67 141 Street,  
Edmonton, AB



**CUSHMAN &  
WAKEFIELD**  
Edmonton



**3,259 - 9,794 SF INDUSTRIAL BAYS FOR LEASE**

## PROPERTY HIGHLIGHTS

- 3 industrial bays for lease
- 3,259 - 9,794 SF Available
- Two access points
- Excellent location with close proximity to St. Albert Trail, Yellowhead Highway, and Anthony Henday.

**CUSHMAN & WAKEFIELD**  
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## PROPERTY DETAILS

**Municipal Address:** 12863/65/67 141 Street,  
Edmonton, AB

**Leasable Area:** 3,259 - 9,794 SF

**Power:** 120/240 Volt, 3 Phase  
To Be Confirmed by Tenant

**Loading Doors:** (1) 12'x14' Grade Per Bay

**Sumps:** Sumps & Trench Drains

**Clear Height:** 18'

**Zoning:** BE - Business Employment  
Zone

**Lease Rate:** \$11.00 per SF

**Operating Costs:** \$4.95 per SF (2025)

**Availability:** Immediately

12863/65



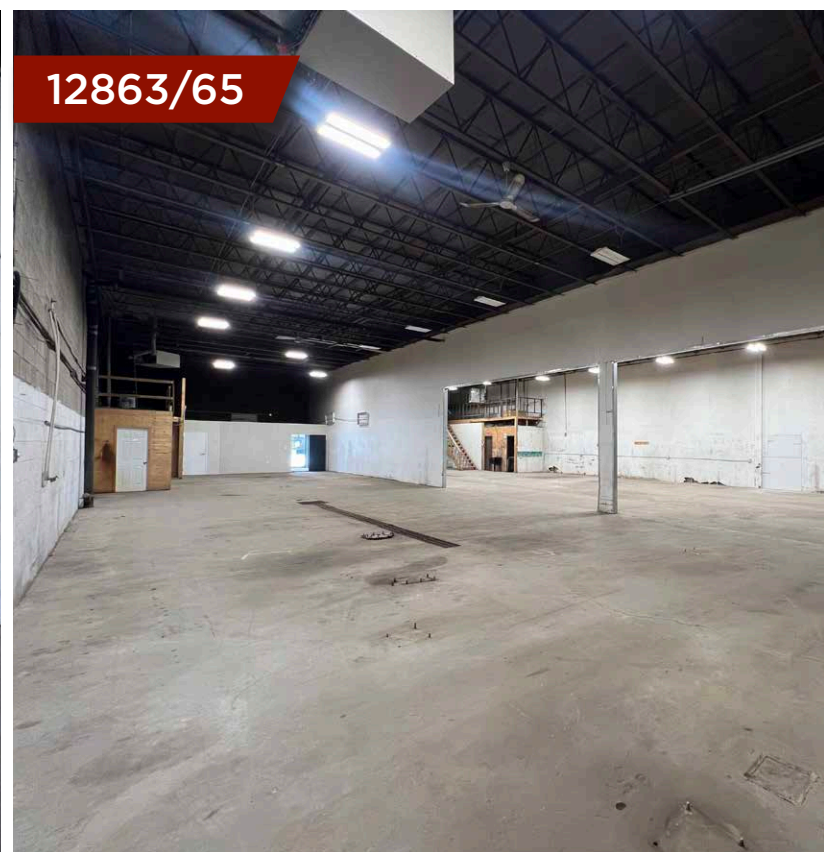
12863 RECEPTION AREA



12867



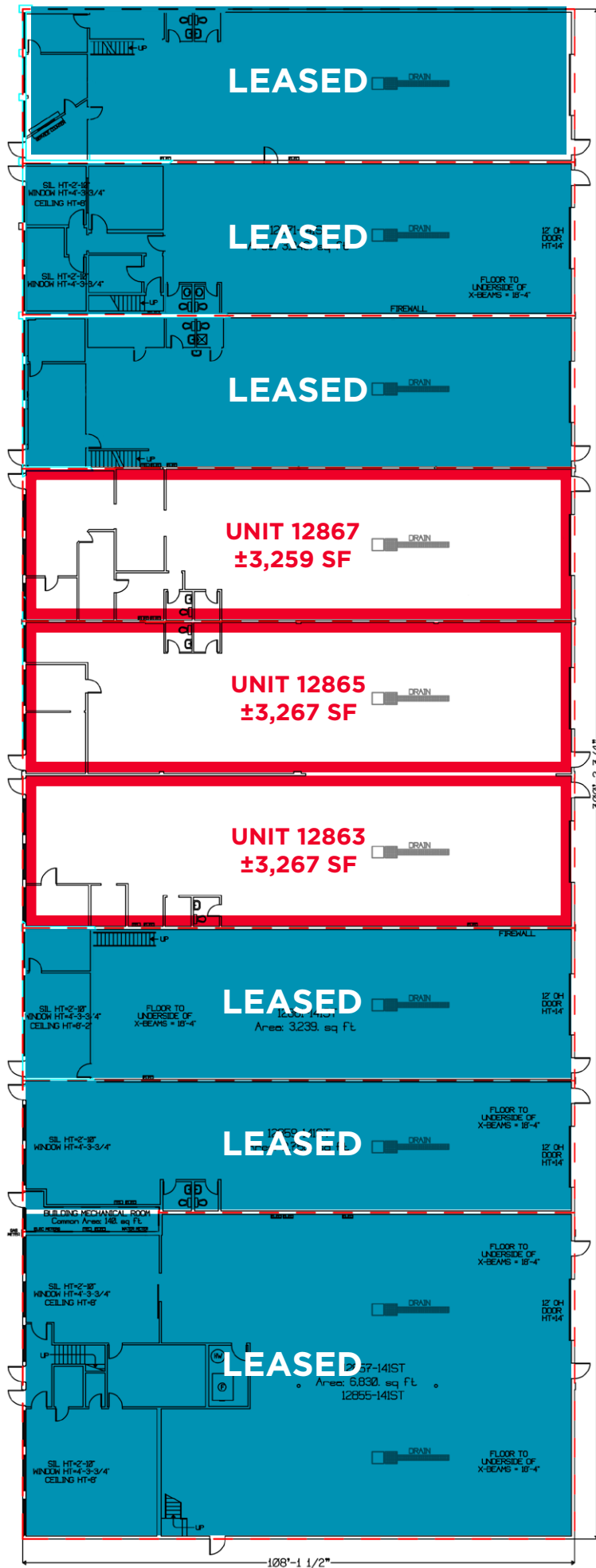
12863/65



# FLOOR PLAN

Units 12863/65/67  
can be leased separately or  
together for total of ±9,794 SF

\*Floor plan for illustration  
purposes only - office buildout  
may differ.





AERIAL

SITE

ST. ALBERT TRAIL NW

128 AVENUE

YELLOWHEAD HWY



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