

FOR LEASE

MISTATIM BUSINESS PARK

156 STREET & 128 AVENUE NW, EDMONTON, AB

NEW INDUSTRIAL/FLEX MULTI-TENANT BUILDINGS

BAY SIZES STARTING AT 12,000 SF UP TO 48,000 SF

EXPOSURE TO 156 STREET



Burke Smith

Partner

780-935-9151

burke.smith@cwedm.com

Andy Horvath

Partner

780-908-3353

andy.horvath@cwedm.com

Jameson Rebeyka

Associate

780-909-9989

jameson.rebeyka@cwedm.com

Nicole Stewart

Team Coordinator, Unlicensed

587-589-4215

nicole.stewart@cwedm.com

Keith Boer

Associate

587-990-8557

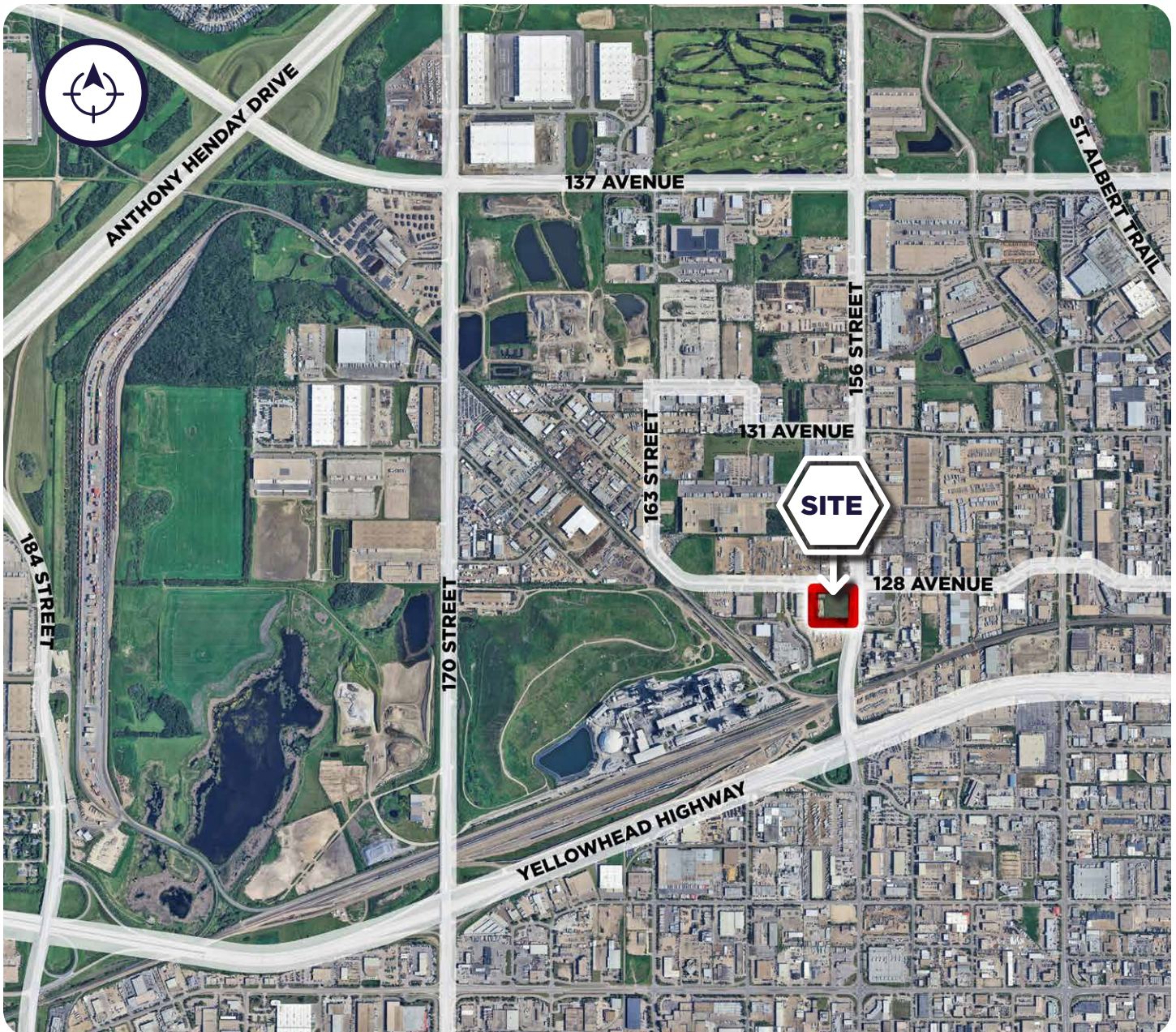
keith.boer@cwedm.com

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LOCATION & ACCESS

The site located at the corner of 156 Street and 128 Avenue in Northwest Edmonton offers excellent visibility and accessibility, making it ideal for a variety of commercial or industrial uses. Strategically positioned near major arterial roads, including Yellowhead Trail and St. Albert Trail, the site benefits from multiple points of access, facilitating smooth traffic flow for customers, employees, and deliveries. Its corner location enhances exposure and ease of entry, while proximity to established residential and industrial areas supports strong business potential.

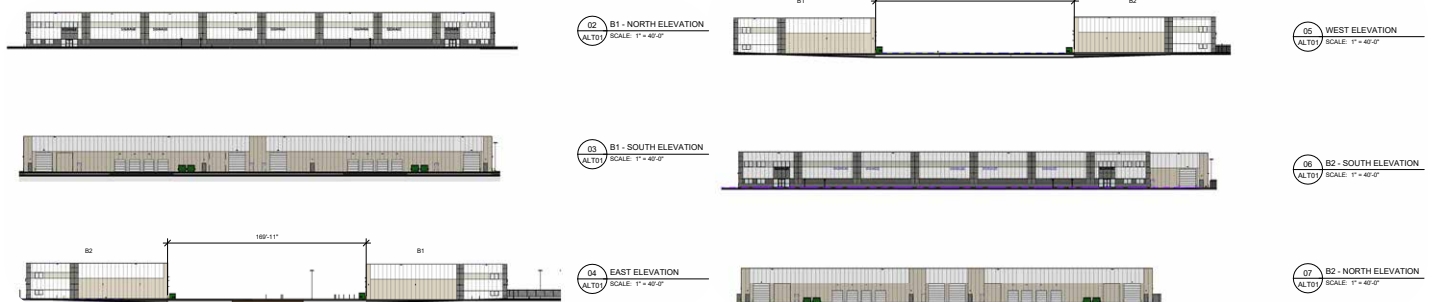


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BUILDING SPECIFICATIONS

	BUILDING 1	BUILDING 2
TOTAL BUILDING SIZE	48,000 SF	42,000 SF
MINIMUM BAY SIZE	12,000 SF	12,000 SF
ZONING	BE - Business Employment	BE - Business Employment
OCCUPANCY TIMING	Spring/Summer 2026	Spring/Summer 2026
LOADING DOORS	Dock & Grade	Dock & Grade
CEILING HEIGHT	28'	28'
BULDING DEPTH	120'	120'
LIGHTING	LED	LED
SPRINKLERS	ESFR	ESFR



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BUILDING PLAN

