

**FOR LEASE**

# BONAVENTURE DISTRIBUTION

15305, 15309 & 15311 128 Avenue  
Edmonton, AB

101,857 SF AVAILABLE  
SEPTEMBER 1, 2025

9,784 SF AVAILABLE  
AUGUST 1, 2025

56,627 SF AVAILABLE  
OCTOBER 1, 2025

UP TO 173,318 SF  
ON 12.54 ACRES

**DOCK & GRADE LOADING**

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

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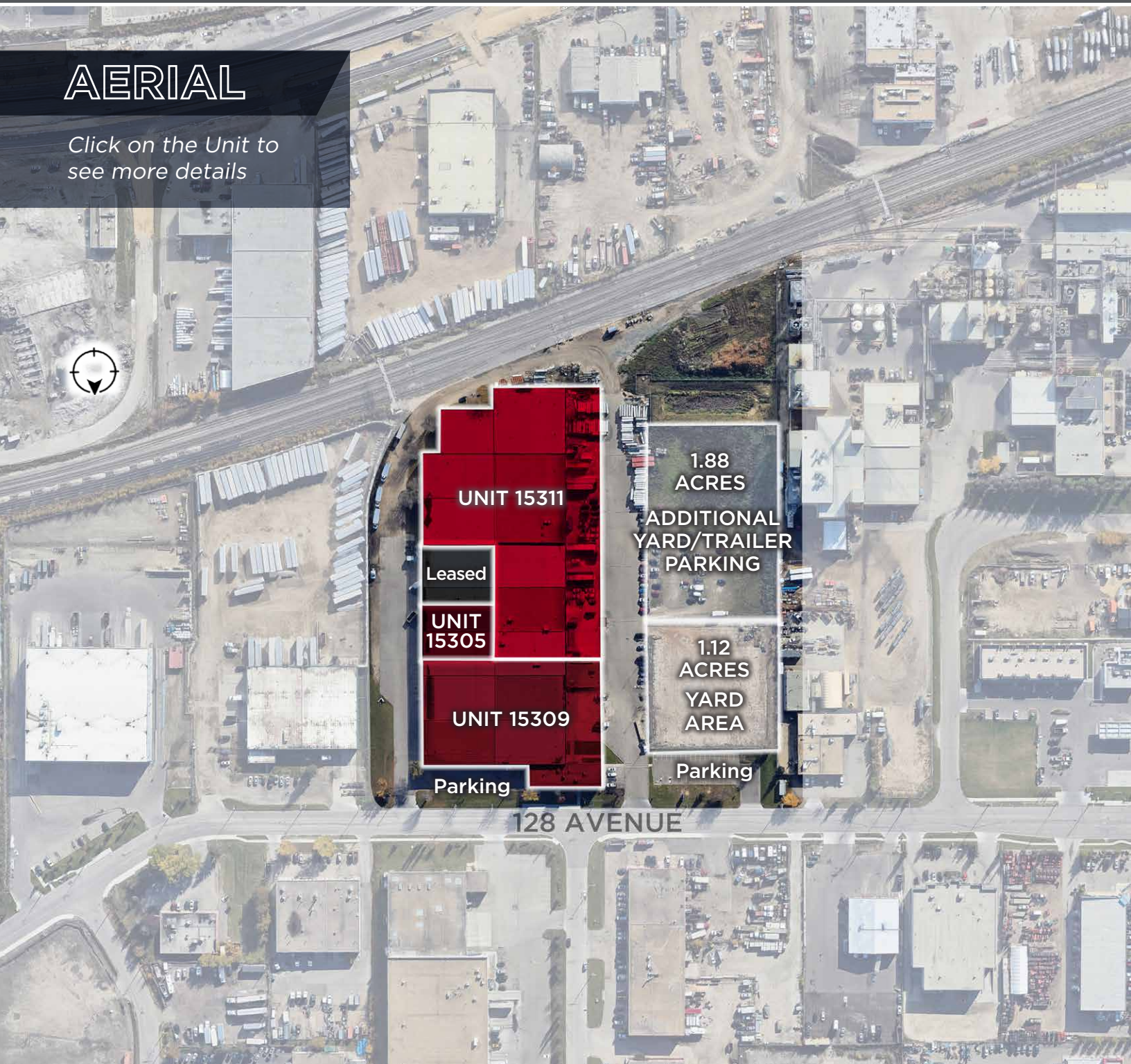
# PROPERTY HIGHLIGHTS

## 3 DEMISED SPACES TOTALLING UP TO 173,318 SF ON 12.54 ACRES

- 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

## AERIAL

Click on the Unit to see more details



UNIT 15311

Leased

UNIT 15305

UNIT 15309

Parking

1.88  
ACRES  
ADDITIONAL  
YARD/TRAILER  
PARKING

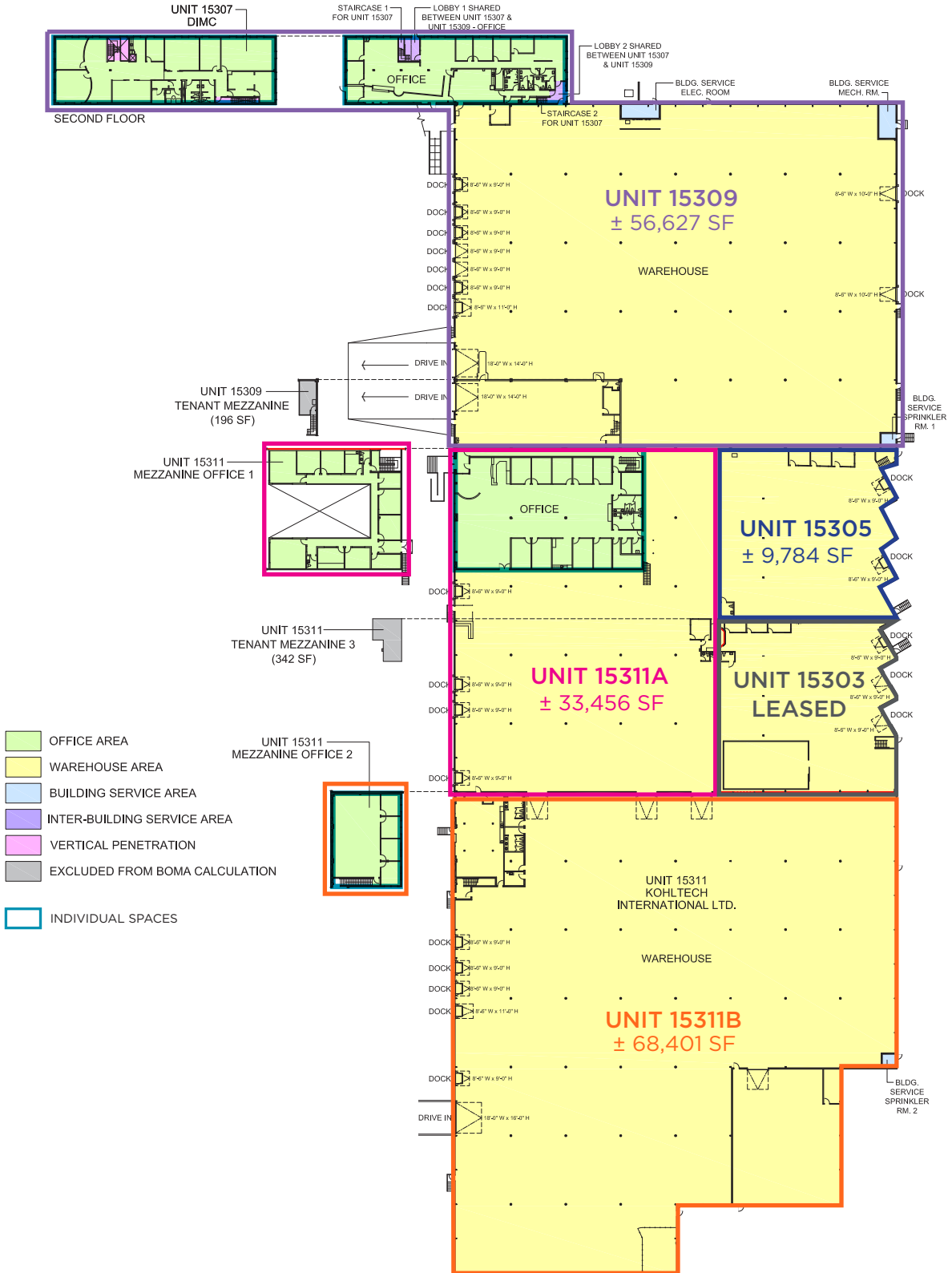
1.12  
ACRES  
YARD  
AREA

Parking

128 AVENUE

# BUILDING PLAN

Click on the Unit to see more details



# PROPERTY DETAILS

**MUNICIPAL ADDRESS**

15305, 15309 & 15311 128 Avenue

**ZONING**

IM - Medium Industrial

**POWER**

2000 Amp, 347/600 Volt

**CEILING HEIGHT**

24'

**LEASE RATE**

Entire Building:  
Starting at \$7.75 per SF

**OPERATING COSTS**

Cam: \$4.13 per SF

Tax: \$3.59 per SF

**Total: \$7.72 per SF**

(Estimated 2025)

**YARD RATE**

\$1.25 per SF

UNIT	AVAILABLE SF	LOADING	AVAILABILITY
15305	± 9,784	(2) Dock	August 1, 2025
15309	± 56,627	(7) Dock & (2) Grade	October 1, 2025
15311A	± 33,456	(4) Dock	September 1, 2025
15311B	± 68,401	(5) Dock & (1) Grade	September 1, 2025

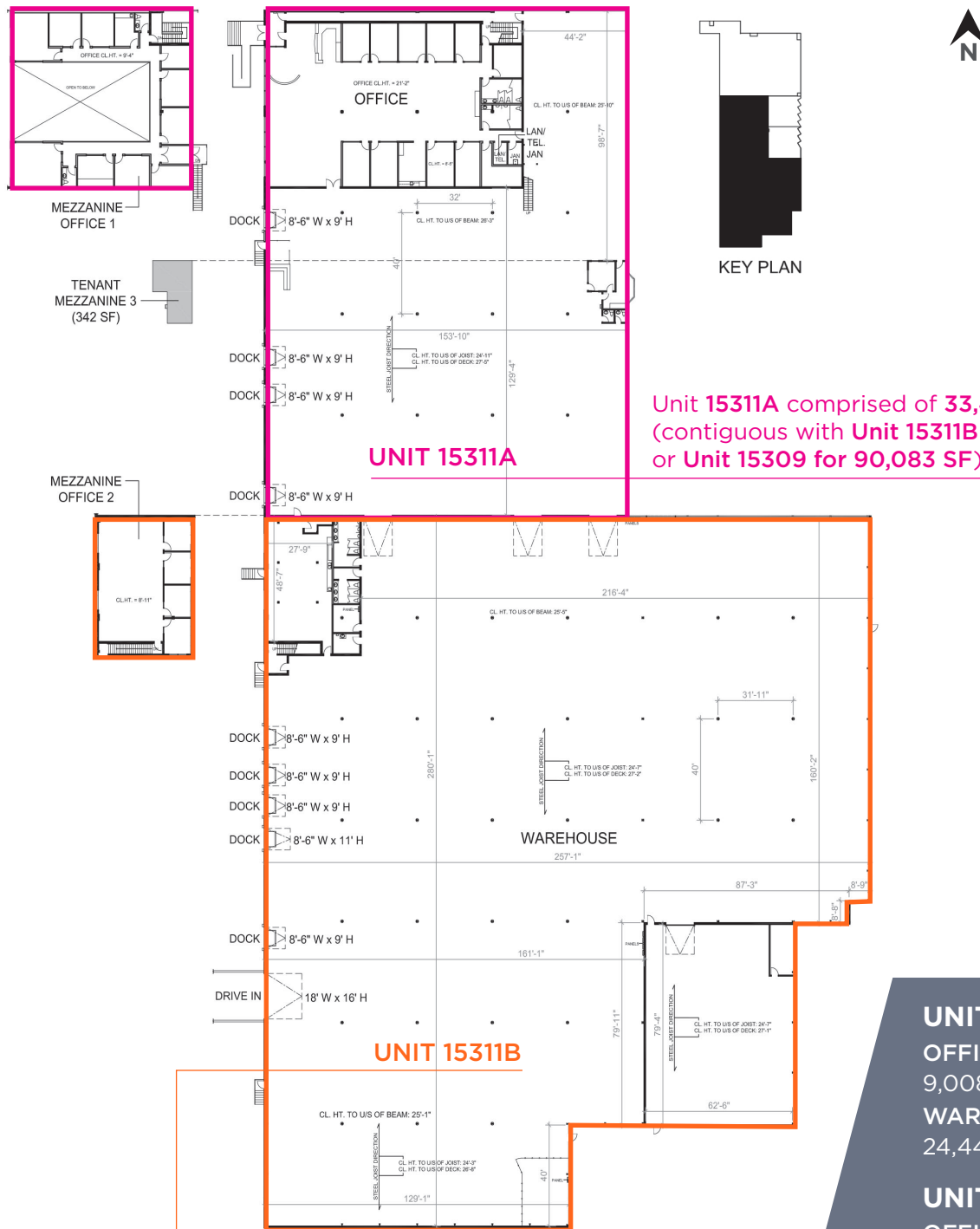
\* All spaces contiguous for a maximum total of 173,318 SF

## PROPERTY AERIAL



# UNIT 15311 (Available September 1, 2025)

## SPACE PLAN



Unit 15311A comprised of 33,456 SF  
(contiguous with Unit 15311B for 101,857 SF,  
or Unit 15309 for 90,083 SF)

Unit 15311B comprised of 68,401 SF  
(contiguous with Unit 15311A for 101,857 SF)

### UNIT 15311A

OFFICE  
9,008 SF  
WAREHOUSE  
24,448 SF

### UNIT 15311B

OFFICE  
4,364 SF  
WAREHOUSE  
64,037 SF

**TOTAL**  
**101,857 SF**

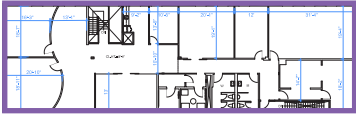
(9) Dock and (1) Grade

# UNIT 15309

(Available October 1, 2025)

## SPACE PLAN

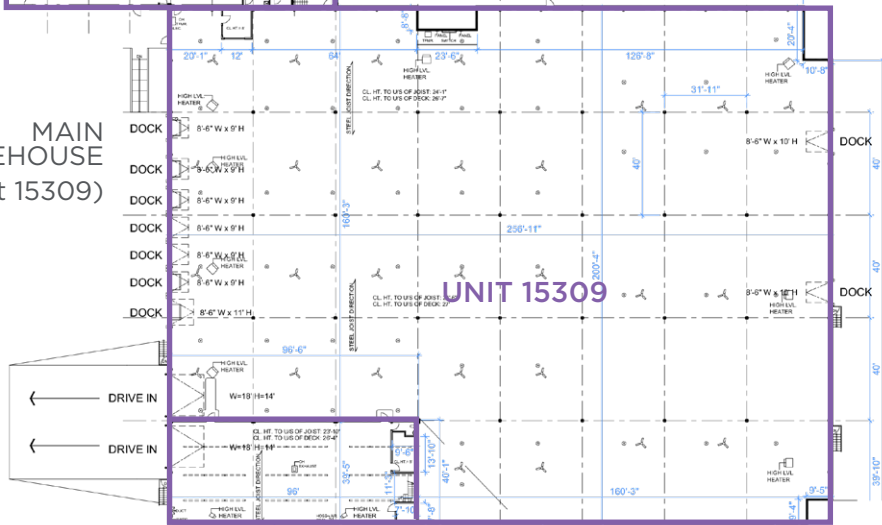
SECOND FLOOR OFFICE



MAIN FLOOR OFFICE



MAIN WAREHOUSE (Unit 15309)



+/- 3,792 SF Drive-In Shop with MUA, Sprinklers and Sump

**MAIN FLOOR OFFICE**  
4,886 SF

**MAIN WAREHOUSE**  
51,741 SF

Additional 5,050 SF Second Floor Office available. Contact Listing Agent for more details

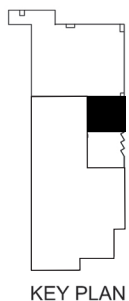
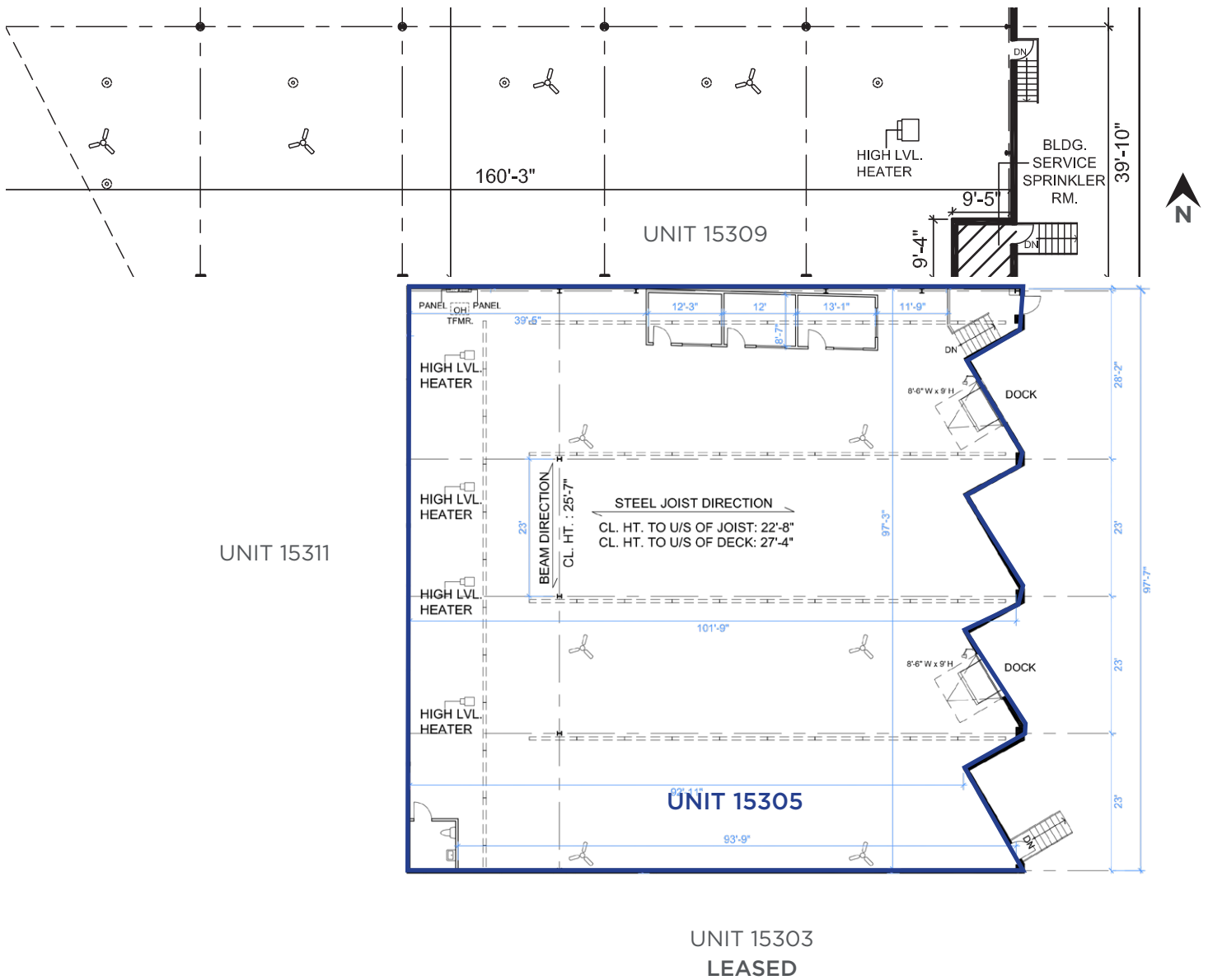
**TOTAL**  
**56,627 SF**  
(7) Dock and (2) Grade

## SPACE PHOTOS



# UNIT 15305 (Available August 1, 2025)

## SPACE PLAN



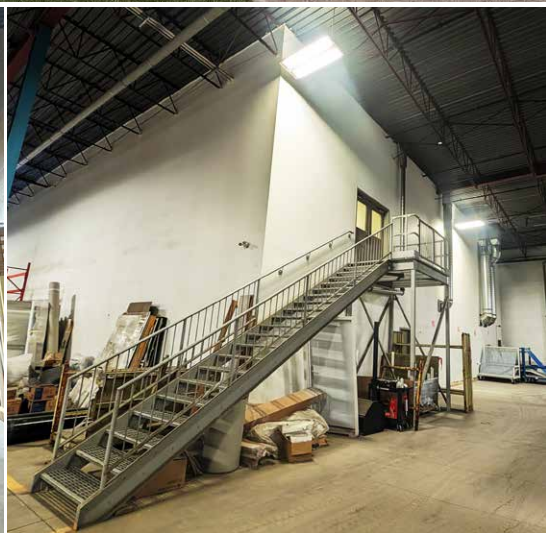
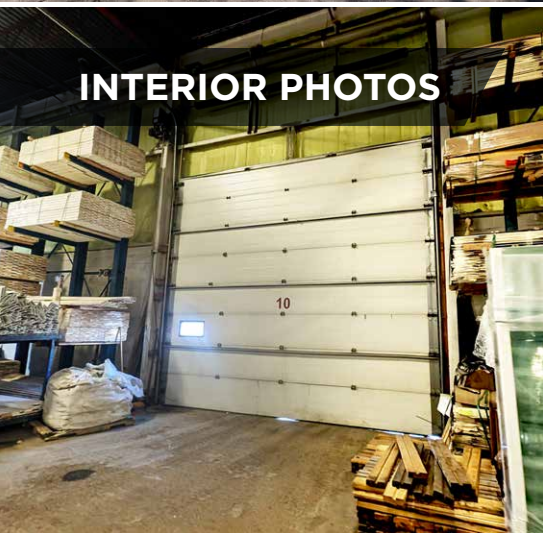
KEY PLAN

**TOTAL**  
**9,784 SF**  
(2) Dock

# PROPERTY PHOTOS



# INTERIOR PHOTOS







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