

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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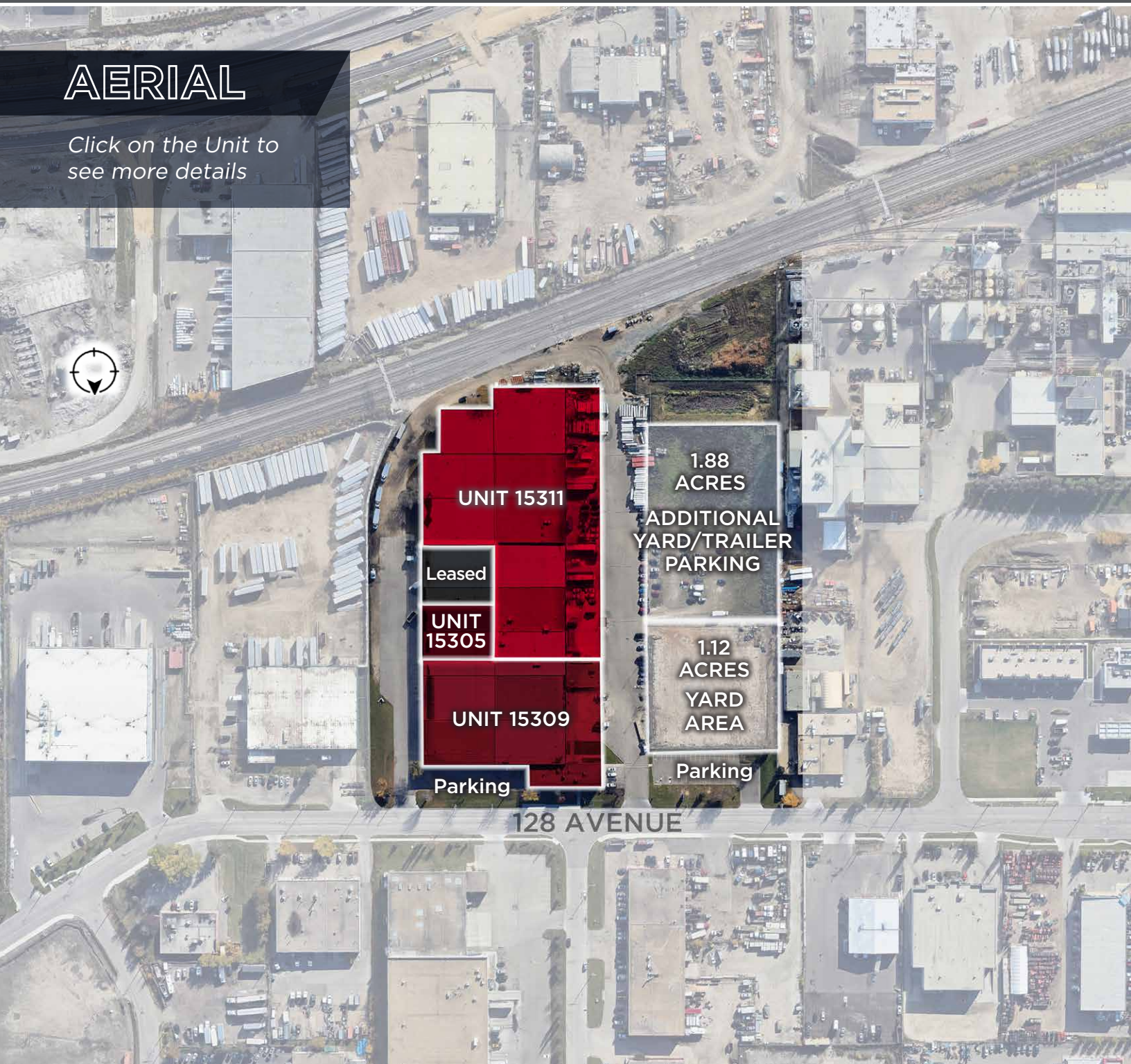
PROPERTY HIGHLIGHTS

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

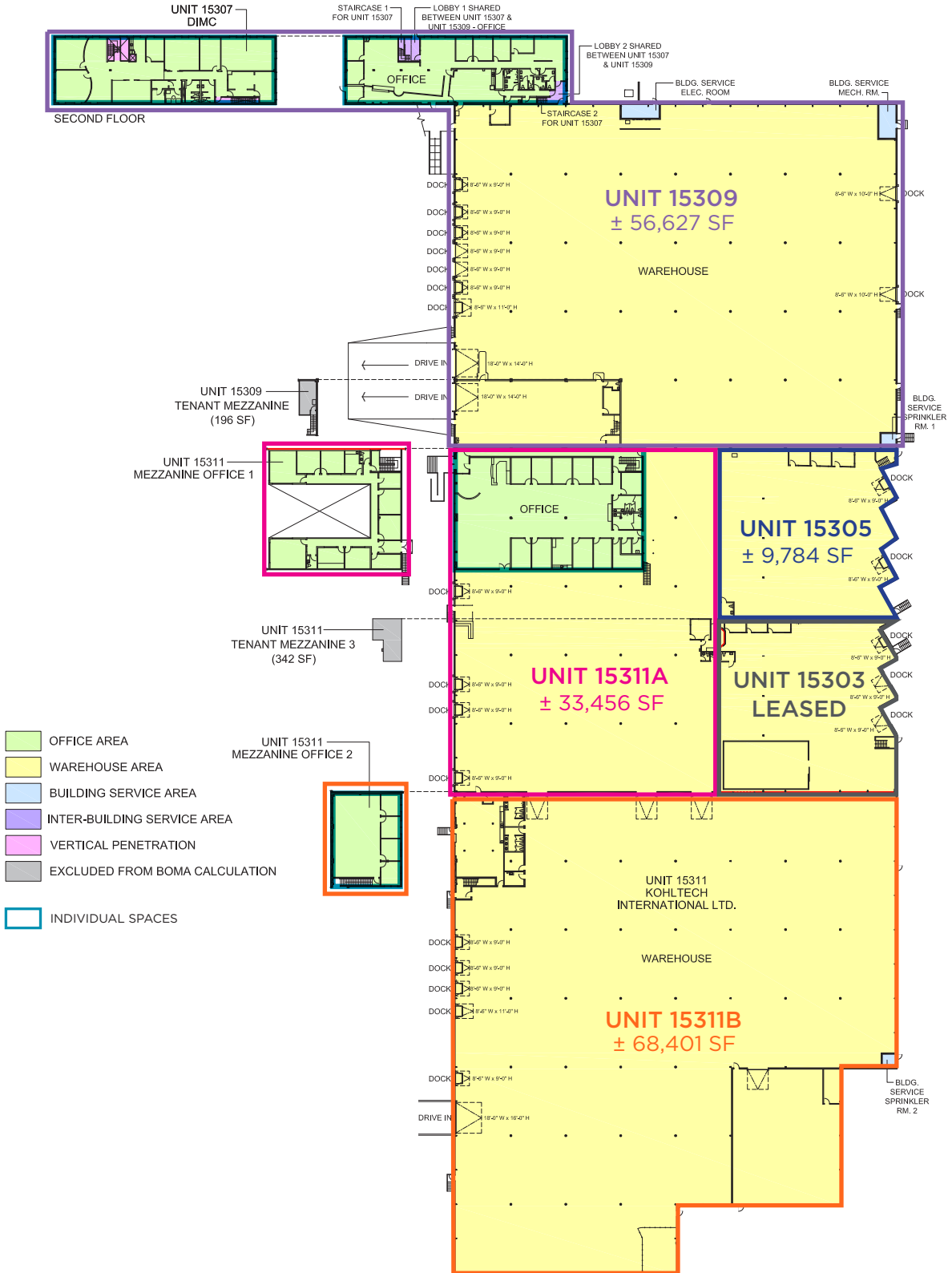
1.88
ACRES
ADDITIONAL
YARD/TRAILER
PARKING

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

Total: \$5.50 per SF
(Estimated 2025, including Cam and Taxes)

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

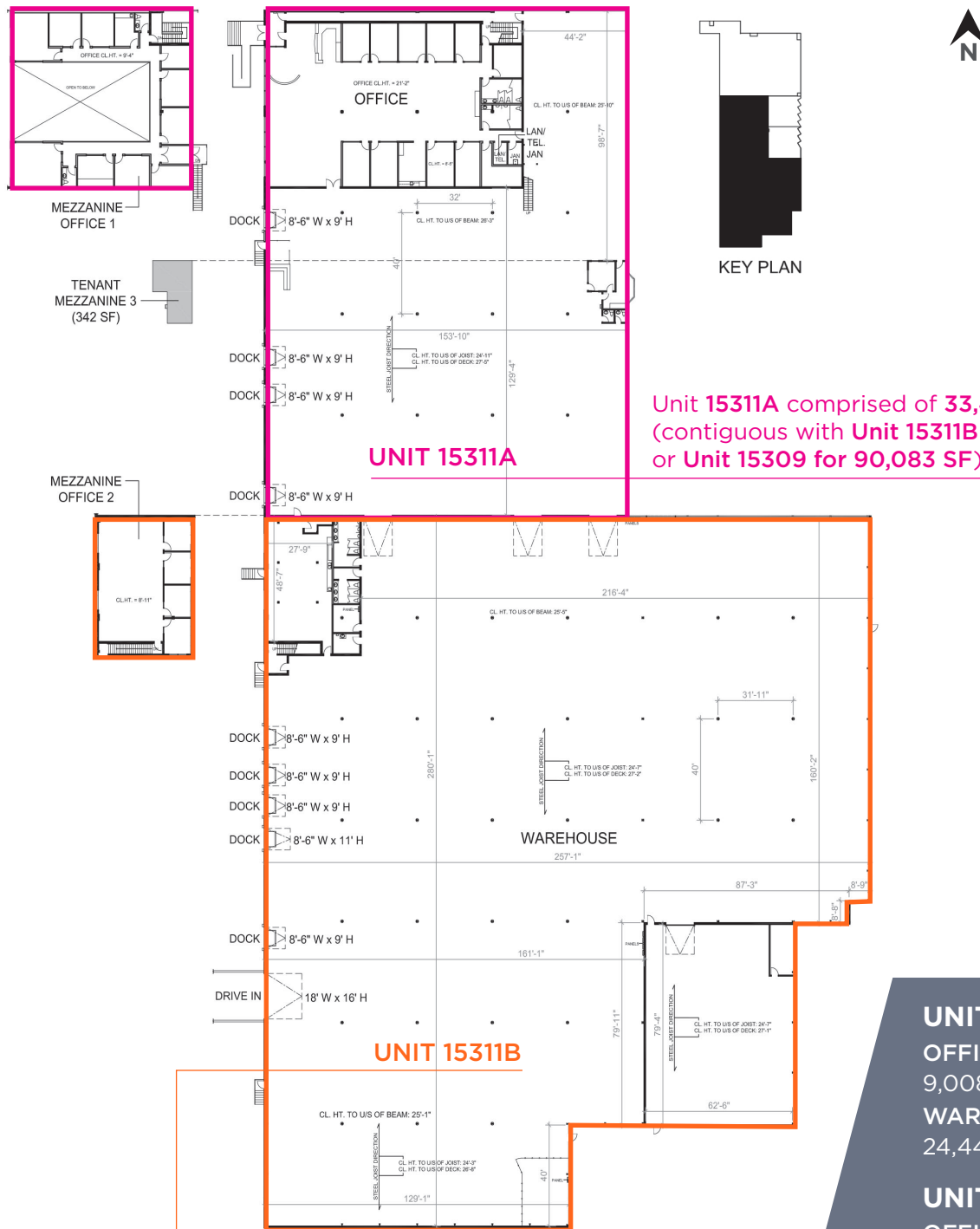
* All spaces contiguous for a maximum total of 173,318 SF

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

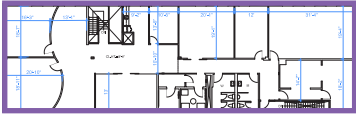
(9) Dock and (1) Grade

UNIT 15309

(Available October 1, 2025)

SPACE PLAN

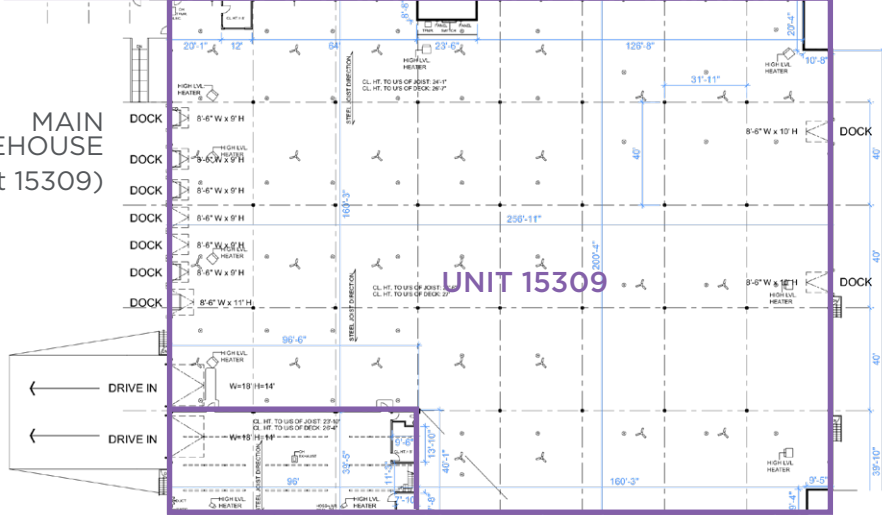
SECOND FLOOR OFFICE



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

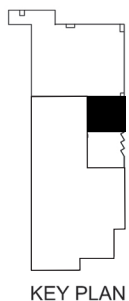
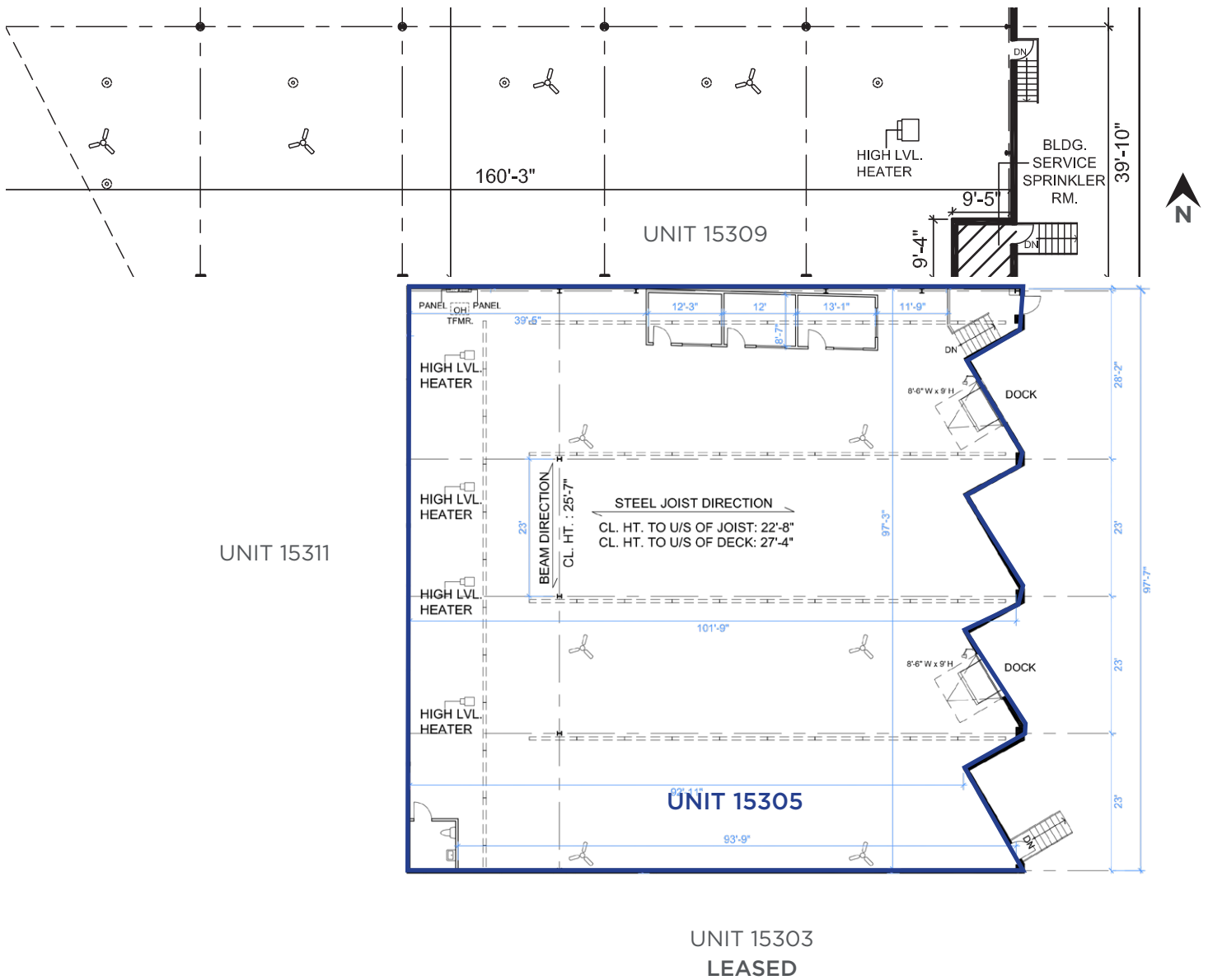
TOTAL
56,627 SF
(7) Dock and (2) Grade

SPACE PHOTOS



UNIT 15305 (Available August 1, 2025)

SPACE PLAN



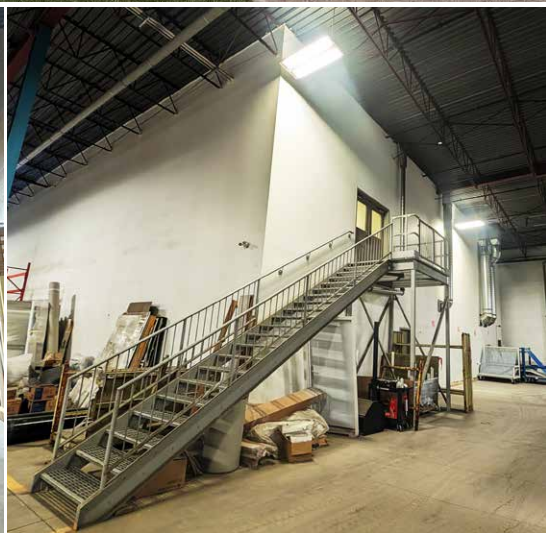
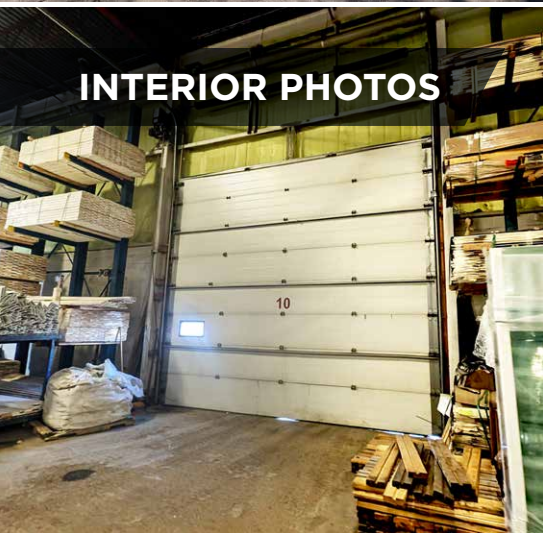
KEY PLAN

TOTAL
9,784 SF
 (2) Dock

PROPERTY PHOTOS



INTERIOR PHOTOS





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