

**FOR LEASE**

# BONAVENTURE DISTRIBUTION

15305 & 15311 128 Avenue  
Edmonton, AB

**MULTIPLE CONFIGURATIONS  
43,240 SF UP TO 111,641 SF**

**AVAILABLE  
AUGUST - OCTOBER 2025**

**DOCK & GRADE LOADING**

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

**Burke Smith**  
Partner  
780 917 8344  
burke.smith@cwedm.com

**Andy Horvath**  
Partner  
780 917 8338  
andy.horvath@cwedm.com

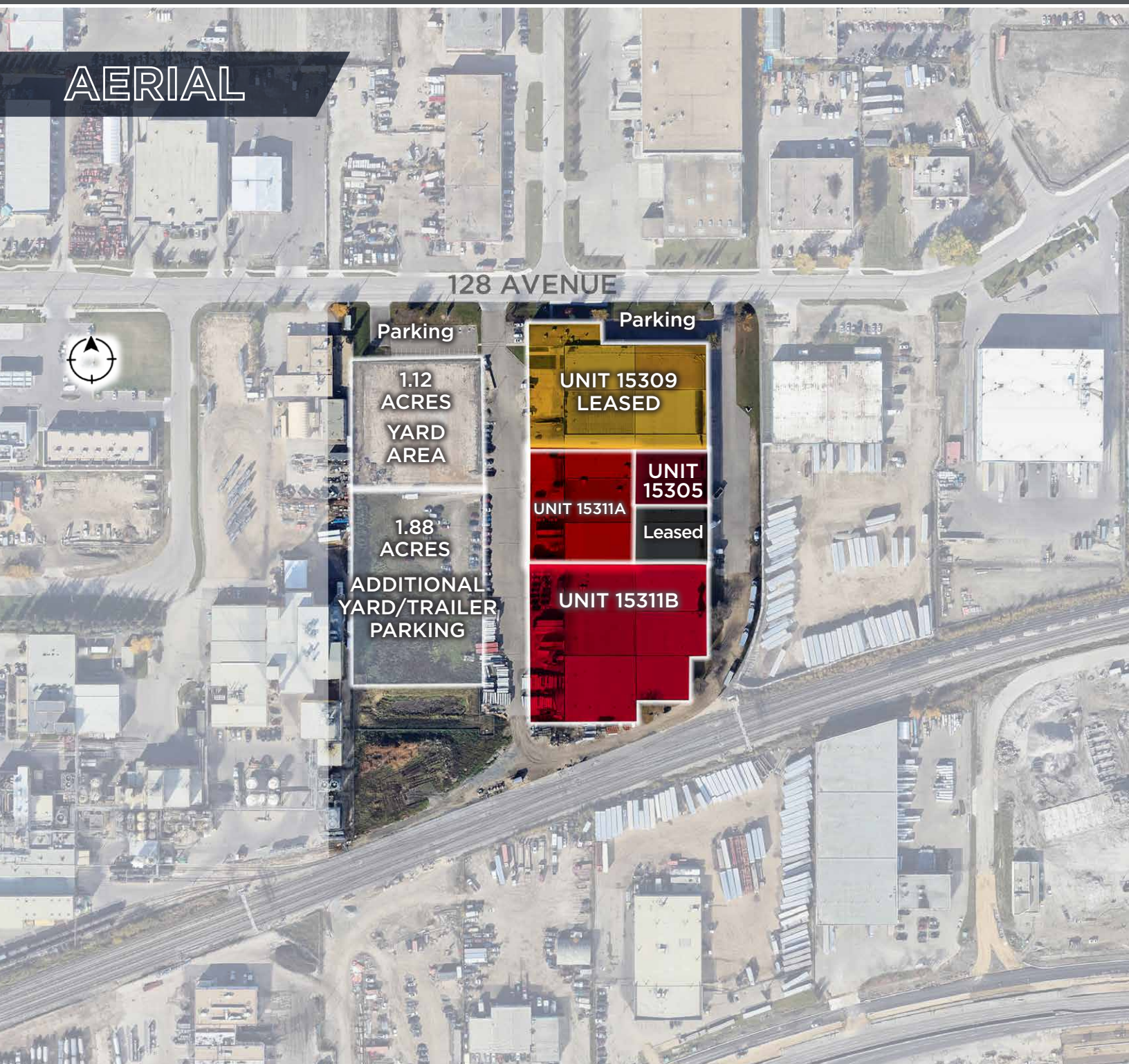
**Nicole Stewart**, Unlicensed  
Team Coordinator  
780 702 9472  
nicole.pozer@cwedm.com

# PROPERTY HIGHLIGHTS

## MULTIPLE DEMISED SPACES TOTALLING UP TO 111,641 SF

- 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



128 AVENUE

Parking

1.12  
ACRES  
YARD  
AREA

1.88  
ACRES

ADDITIONAL  
YARD/TRAILER  
PARKING

Parking

UNIT 15309  
LEASED

UNIT 15311A

UNIT  
15305

Leased

UNIT 15311B

# PROPERTY DETAILS

## MUNICIPAL ADDRESS

15305 & 15311 128 Avenue

## ZONING

IM - Medium Industrial

## POWER

1000 Amp, 347/600 Volt (To be Confirmed)

## CEILING HEIGHT

24'

## LEASE RATE

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

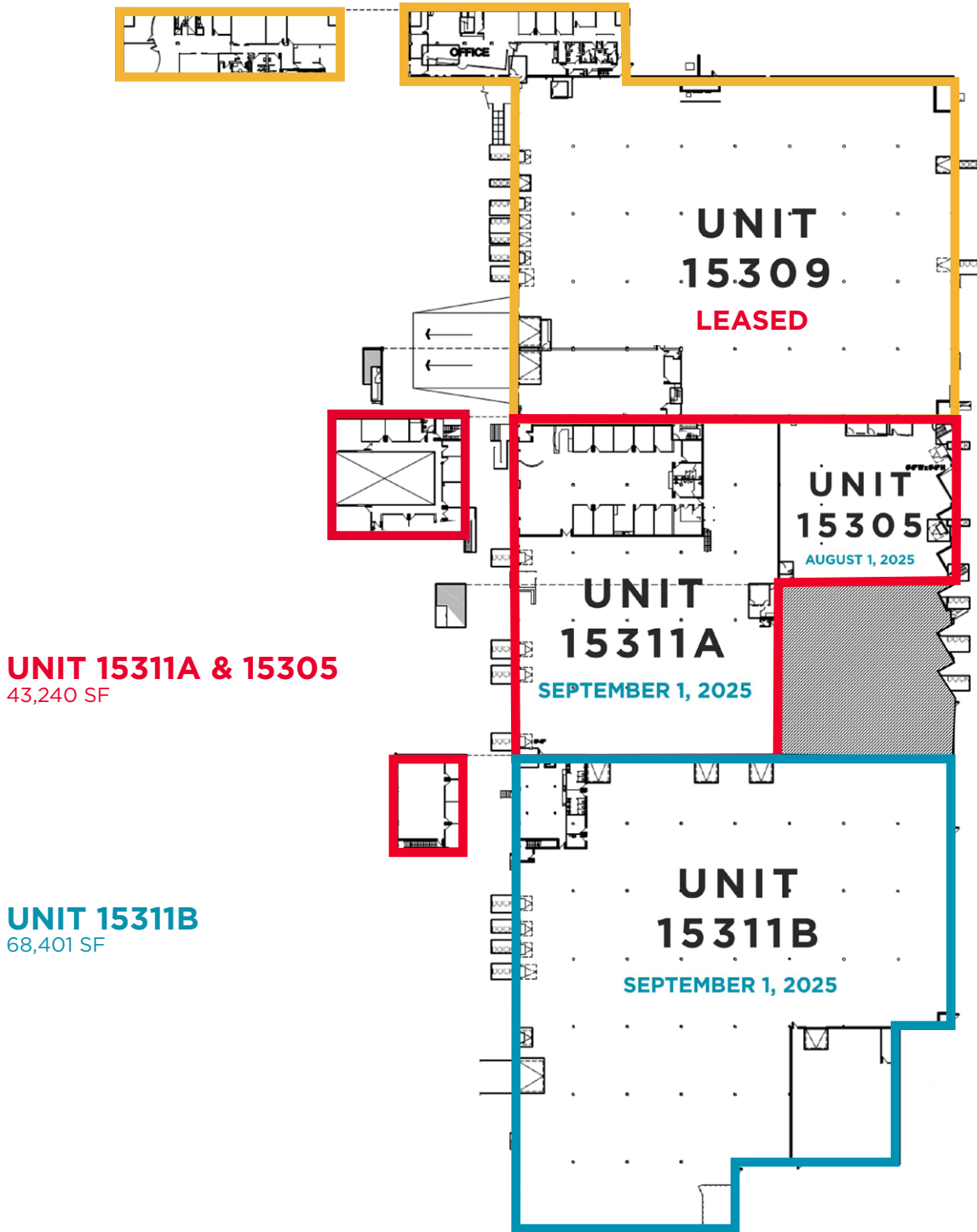
UNIT	AVAILABLE SF	LOADING	AVAILABILITY
15309	± 56,627	(7) Dock & (2) Grade	October 1, 2025
15305	± 9,784	(2) Dock	August 1, 2025
15311A	± 33,456	(4) Dock	September 1, 2025
15311B	± 68,401	(5) Dock & (1) Grade	September 1, 2025

\* All spaces contiguous for a maximum total of 111,641 SF

## PROPERTY AERIAL



# BUILDING PLAN - SCENARIO 1



**UNIT 15311A & 15305**  
43,240 SF

**UNIT 15311B**  
68,401 SF

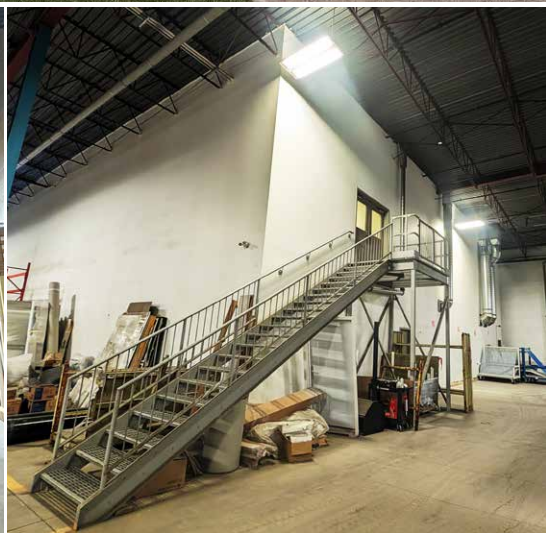
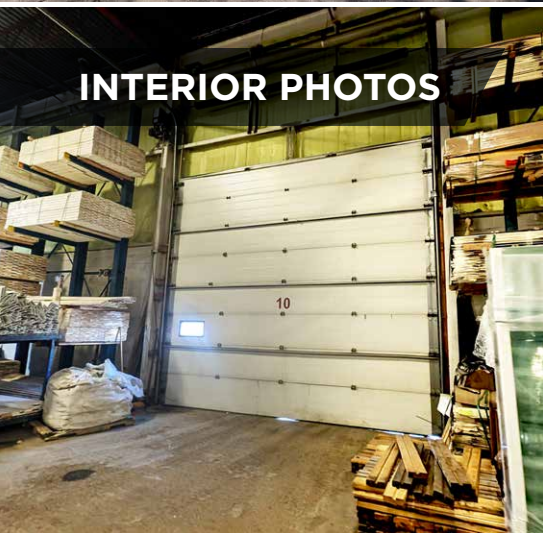
**TOTAL CONTIGUOUS SIZE**  
111,641 SF

LEASE RATE  
\$7.75 per SF  
OPERATING COSTS (2025)  
\$5.50 per SF

# PROPERTY PHOTOS



# INTERIOR 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.





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