

**FOR LEASE**

# **BONAVENTURE DISTRIBUTION BAY**

15305 128 Avenue NW  
Edmonton, AB

**9,784 SF**

**LAST REMAINING BAY**

**AVAILABLE IMMEDIATELY**

**MULTIPLE DOCK DOORS**

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

**Burke Smith**  
Partner  
780 935 9151  
[burke.smith@cwedm.com](mailto:burke.smith@cwedm.com)

**Andy Horvath**  
Partner  
780 908 3353  
[andy.horvath@cwedm.com](mailto:andy.horvath@cwedm.com)

**Nicole Stewart**, Unlicensed  
Team Coordinator  
587 589 4215  
[nicole.stewart@cwedm.com](mailto:nicole.stewart@cwedm.com)

# PROPERTY HIGHLIGHTS

- Dock loading warehouse with three offices and washroom
- Excellent straight storage or distribution option
  - Up to 1.12 Acres of existing graveled yard available at \$1.25 per SF
- Excellent access to major roadways including Yellowhead Trail, St. Albert Trail, 156 Street, 170 Street and Anthony Henday
- 2 access points to the property for drive around access



## PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
15305 128 Avenue NW

**ZONING**  
IM - Medium Industrial

**AVAILABLE SIZE**  
9,784 SF

**LOADING**  
(2) Dock

**POWER**  
To be Confirmed

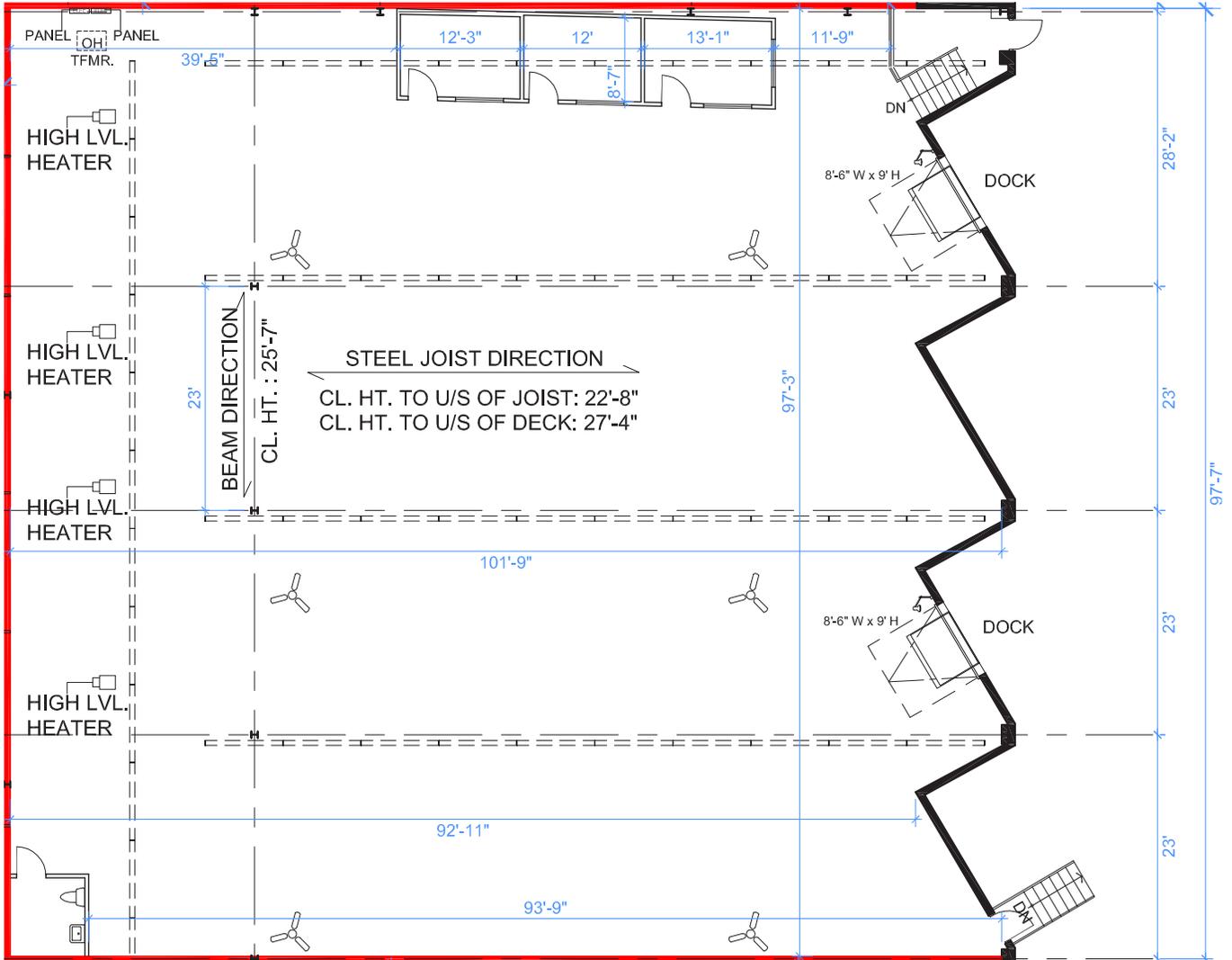
**CEILING HEIGHT**  
24' Clear

**LEASE RATE**  
\$9.75 Per SF

**OPERATING COST**  
\$5.50 per SF (2026)  
Including CAM & Taxes

**AVAILABILITY**  
Immediately

# FLOOR PLAN





PROPERTY 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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