

**FOR LEASE**

# BONAVENTURE DISTRIBUTION

15305, 15309 & 15311 128 Avenue  
Edmonton, AB

101,857 SF AVAILABLE  
SEPTEMBER 1, 2025

9,749 SF AVAILABLE  
AUGUST 1, 2025

56,372 SF AVAILABLE  
OCTOBER 1, 2025

UP TO 172,828 SF  
ON 12.54 ACRES

**DOCK & GRADE LOADING**

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

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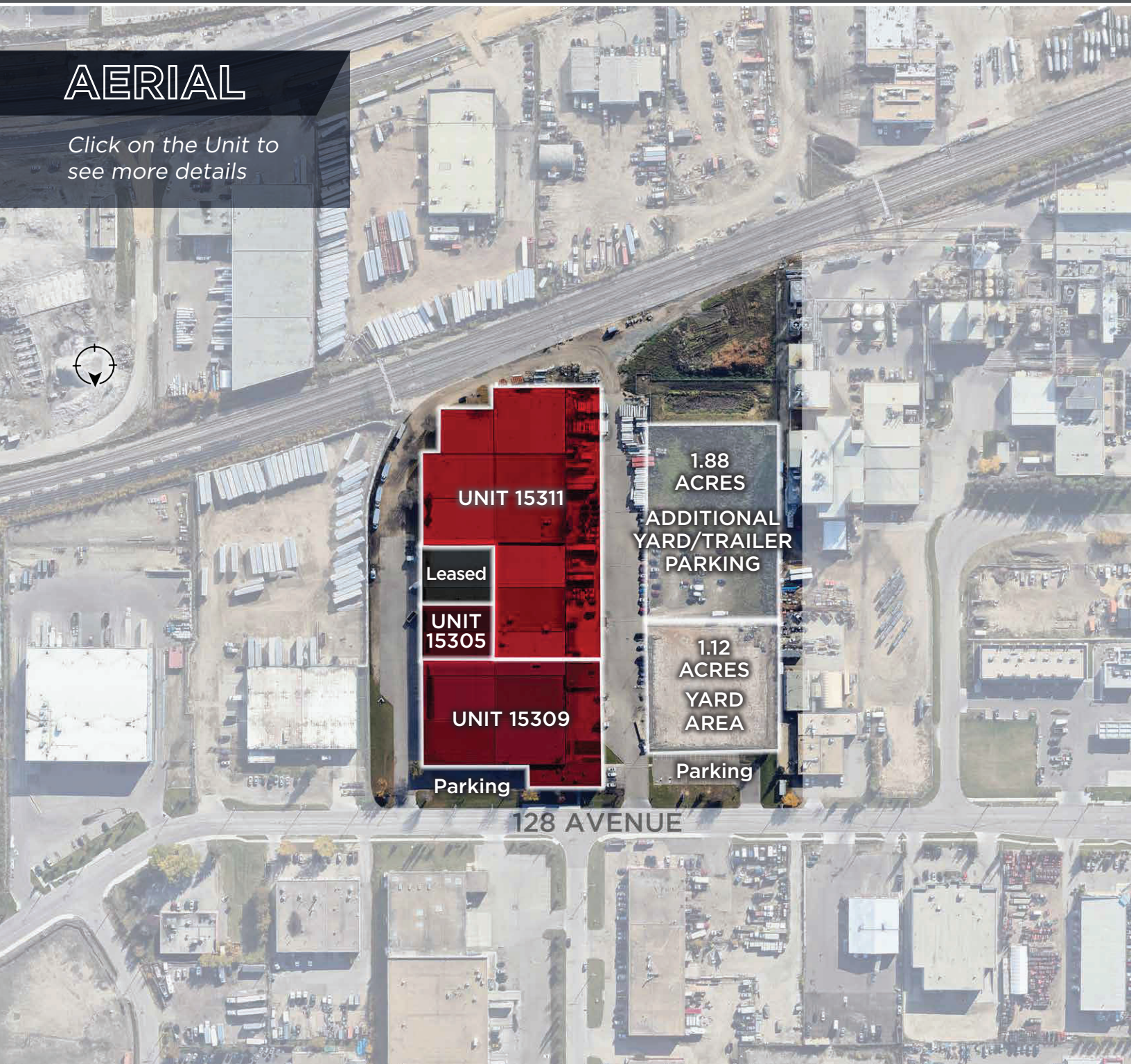
# PROPERTY HIGHLIGHTS

## 3 DEMISED SPACES TOTALLING UP TO 172,828 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

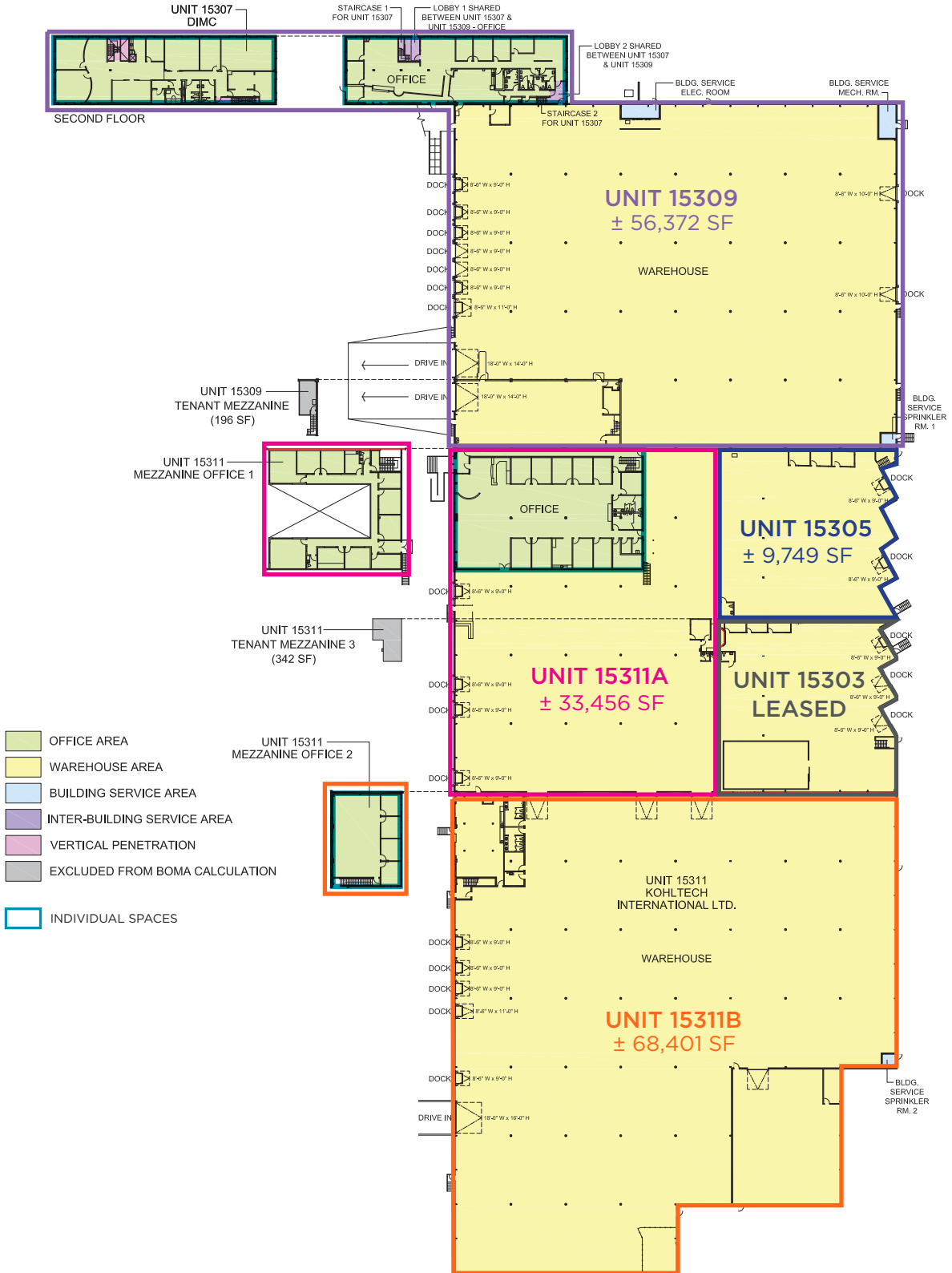
1.12 ACRES  
YARD  
AREA

Parking

128 AVENUE

# BUILDING PLAN

Click on the Unit to see more details



- OFFICE AREA
- WAREHOUSE AREA
- BUILDING SERVICE AREA
- INTER-BUILDING SERVICE AREA
- VERTICAL PENETRATION
- EXCLUDED FROM BOMA CALCULATION
- INDIVIDUAL SPACES

# 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

\$6.50 Per SF  
(Estimated 2024, includes Cam & Taxes)

## YARD RATE

\$1.25 per SF

UNIT	AVAILABLE SF	LOADING	AVAILABILITY
15305	± 9,749	(2) Dock	August 1, 2025
15309	± 56,372	(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

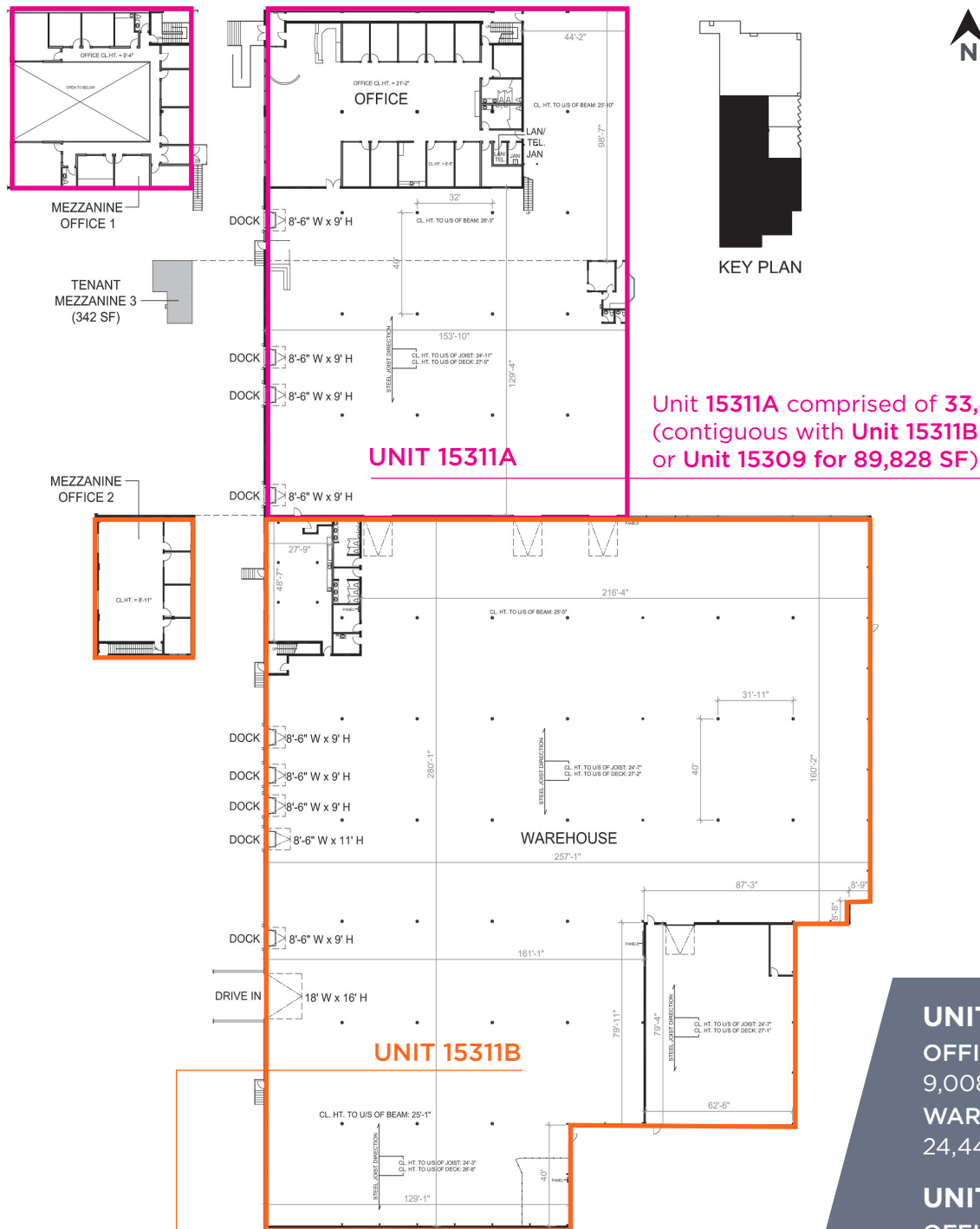
\* All spaces contiguous for a maximum total of 172,828 SF

## 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 89,828 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

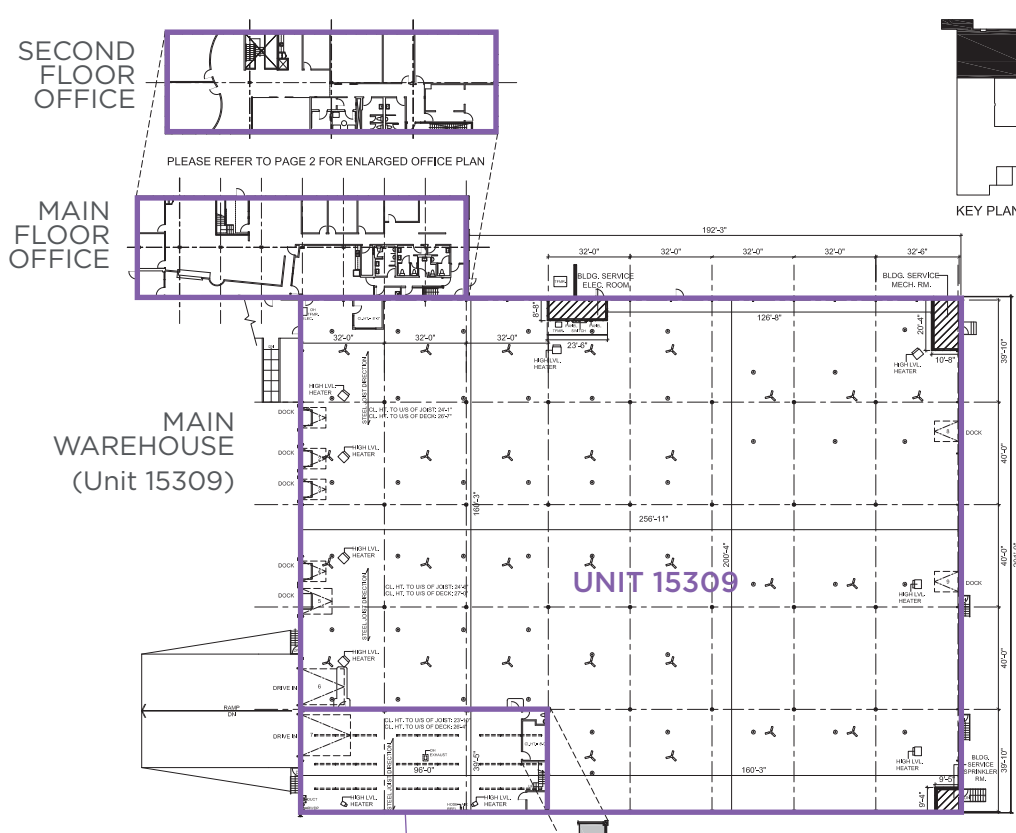
**TOTAL**  
**101,857 SF**

(9) Dock and (1) Grade

# UNIT 15309

(Available October 1, 2025)

## SPACE PLAN



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

**MAIN FLOOR OFFICE**  
4,918 SF

**MAIN WAREHOUSE**  
51,454 SF

Additional 4,850 SF  
Second Floor Office  
available. Contact  
Listing Agent for  
more details

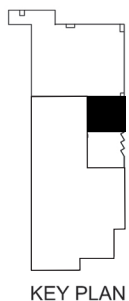
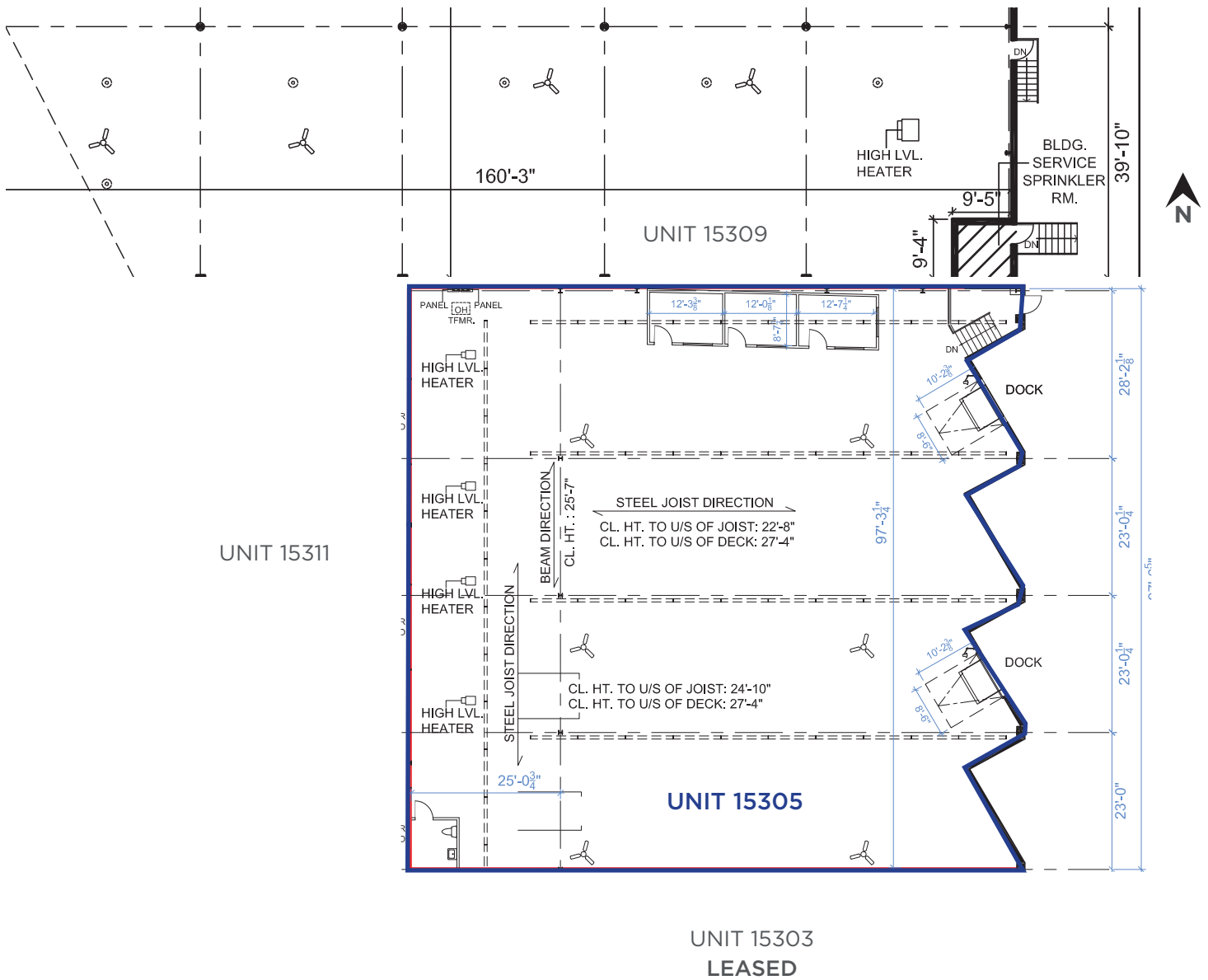
**TOTAL**  
**56,372 SF**  
(7) Dock and (2) Grade

## SPACE PHOTOS



# UNIT 15305 (Available August 1, 2025)

## SPACE PLAN

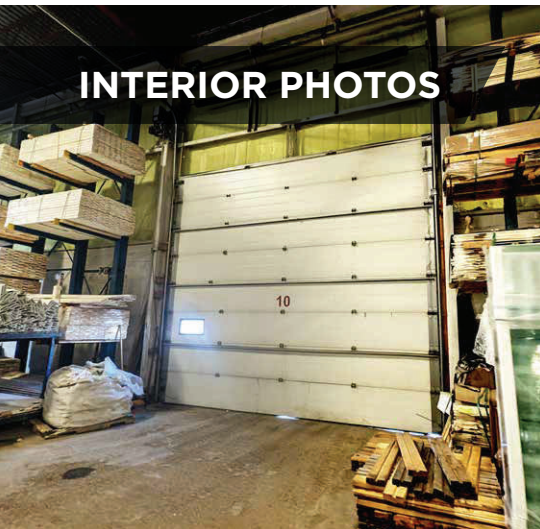


**TOTAL**  
**9,749 SF**  
 (2) Dock

# PROPERTY PHOTOS



# INTERIOR PHOTOS







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