

FOR LEASE

# BONAVENTURE INDUSTRIAL BAYS

12861/63/65/73 141 Street,  
Edmonton, AB

**CUSHMAN &  
WAKEFIELD**  
Edmonton



**3,259 - 9,794 SF INDUSTRIAL BAYS FOR LEASE**

## PROPERTY HIGHLIGHTS

- Four (4) Industrial bays for lease
- 3,259 - 9,794 SF Available
- Two access points
- Excellent location with close proximity to St. Albert Trail, Yellowhead Highway, and Anthony Henday.

**CUSHMAN & WAKEFIELD**  
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# PROPERTY DETAILS

**Municipal Address:** 12861/63/65/73 141 Street, Edmonton, AB

**Leasable Area:** 3,259 - 9,794 SF

**Power:** 120/240 Volt, 3 Phase  
To Be Confirmed by Tenant

**Loading Doors:** (1) 12'x14' Grade Per Bay

**Sumps:** One Sump/Drain Per Bay

**Clear Height:** 18'

**Zoning:** BE - Business Employment Zone

**Lease Rate:** \$11.00 per SF

**Operating Costs:** \$4.95 per SF (2024)

**Availability:** 30 days

## 12863 & 12865 SHOP



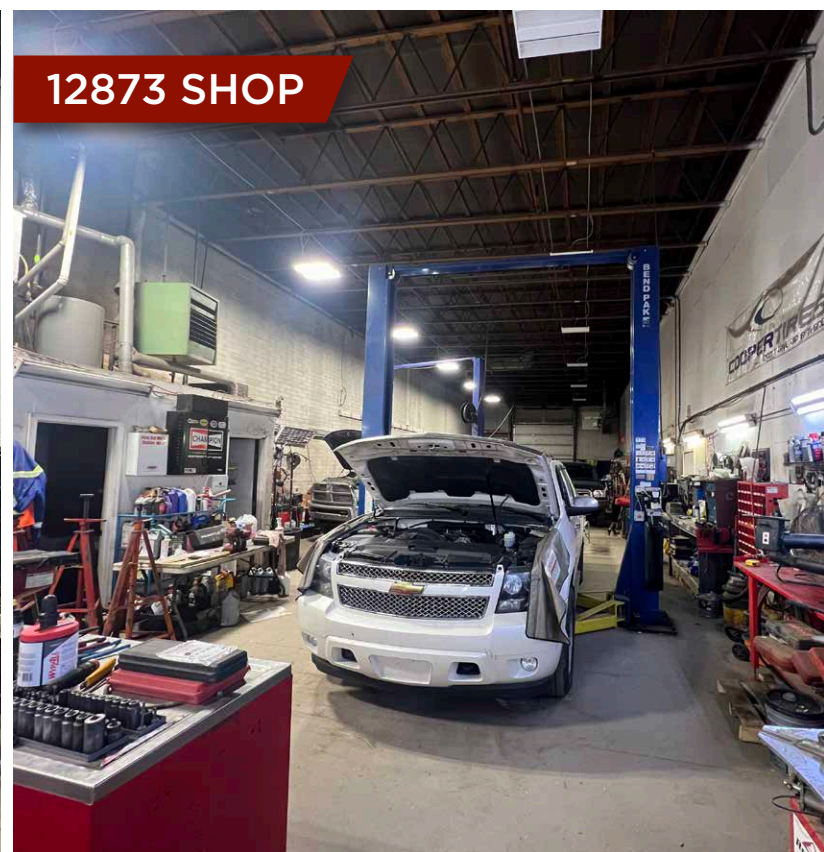
## 12863 RECEPTION AREA



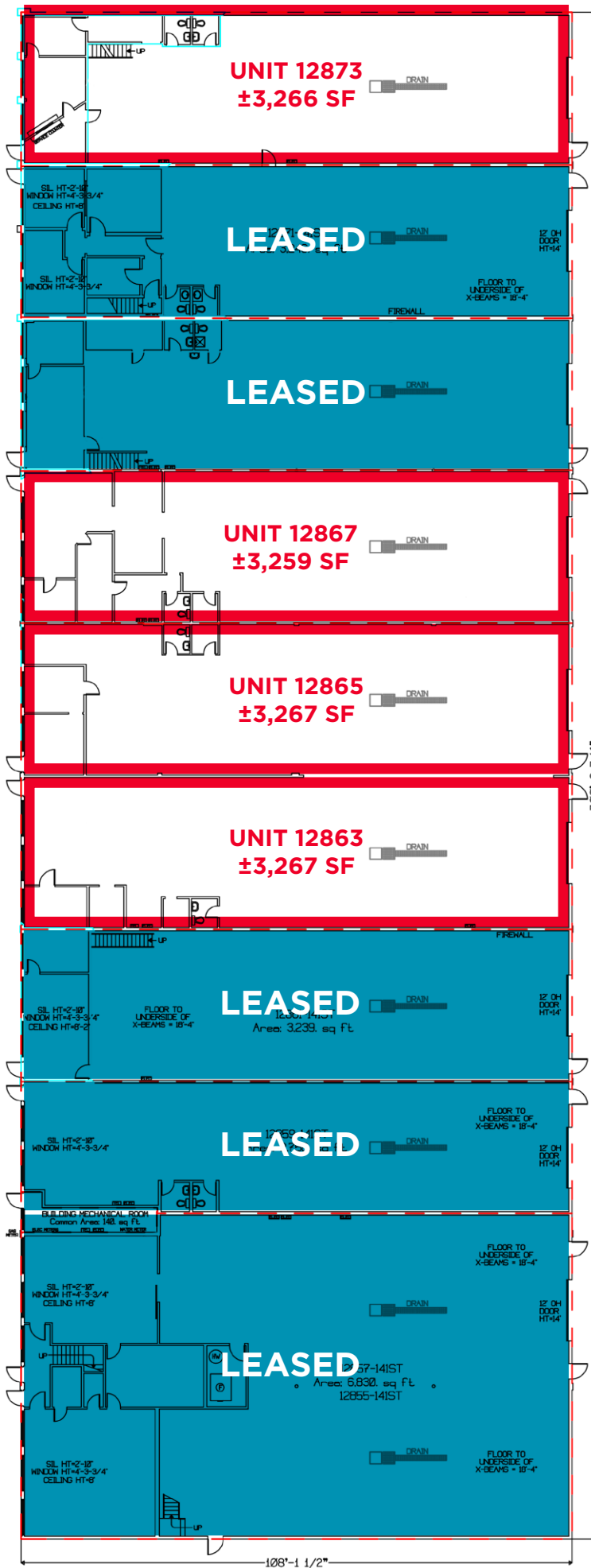
## 12867 SHOP



## 12873 SHOP



# FLOOR PLAN



Units 12863/65/67  
can be leased separately or  
together for total of ±9,794 SF

\*Floor plan for illustration  
purposes only - office buildout  
may differ.

AERIAL

SITE

ST. ALBERT TRAIL NW

128 AVENUE

YELLOWHEAD HWY



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