

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 Reduced: \$11.00 per SF
Operating Costs: \$4.95 per SF (2025)
Availability: 30 days

12863 & 12865 SHOP



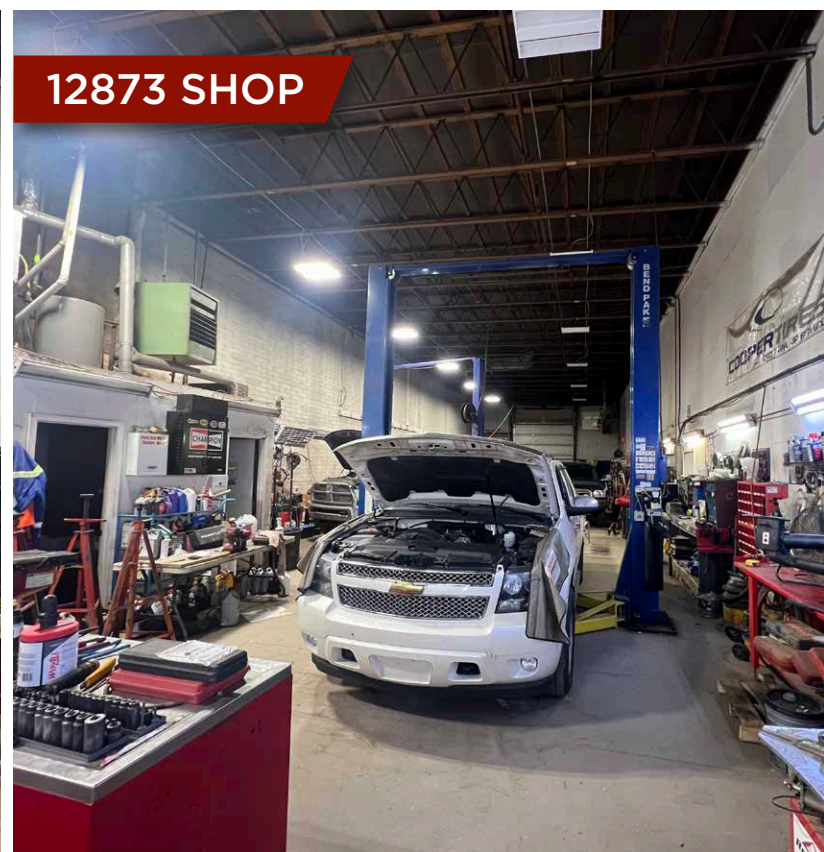
12863 RECEPTION AREA



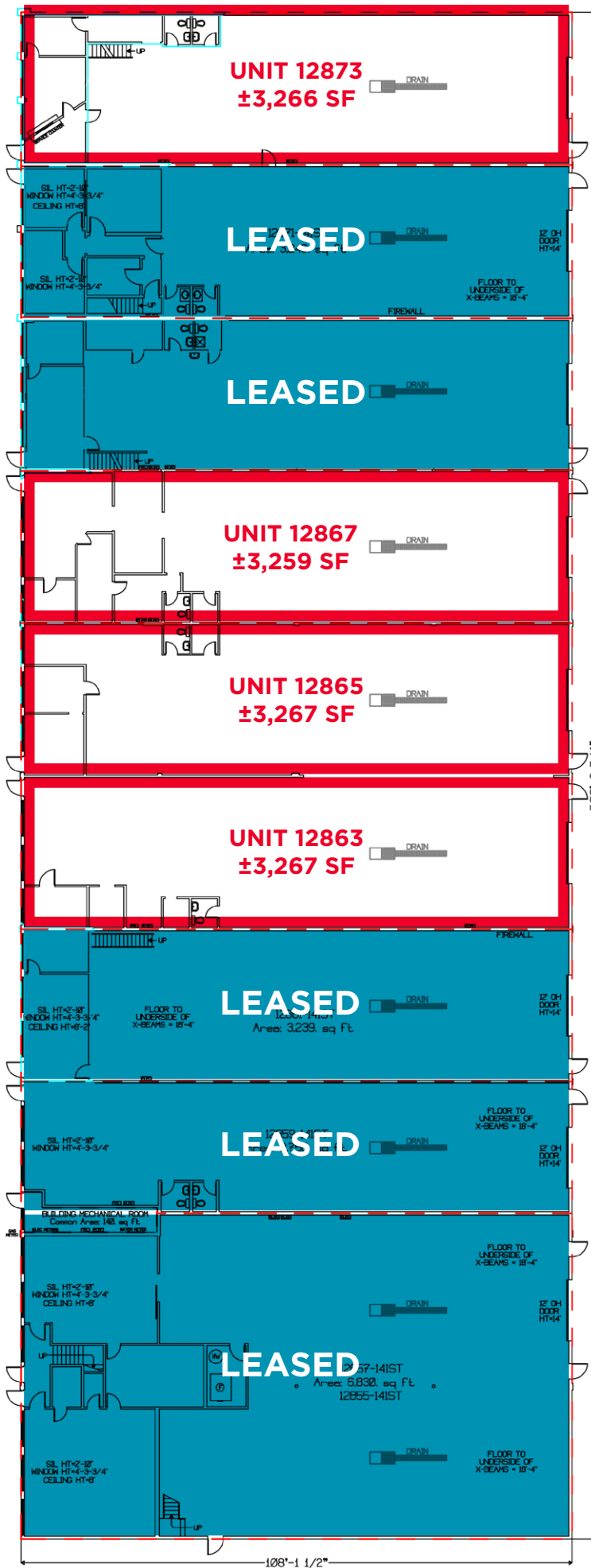
12867 SHOP



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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