

FOR LEASE

MISTATIM BUSINESS PARK

156 STREET & 128 AVENUE NW, EDMONTON, AB

NEW INDUSTRIAL/FLEX MULTI-TENANT BUILDINGS

12,000 SF REMAINING

EXPOSURE TO 156 STREET



CONSTRUCTION UPDATE

87% PRE-LEASED

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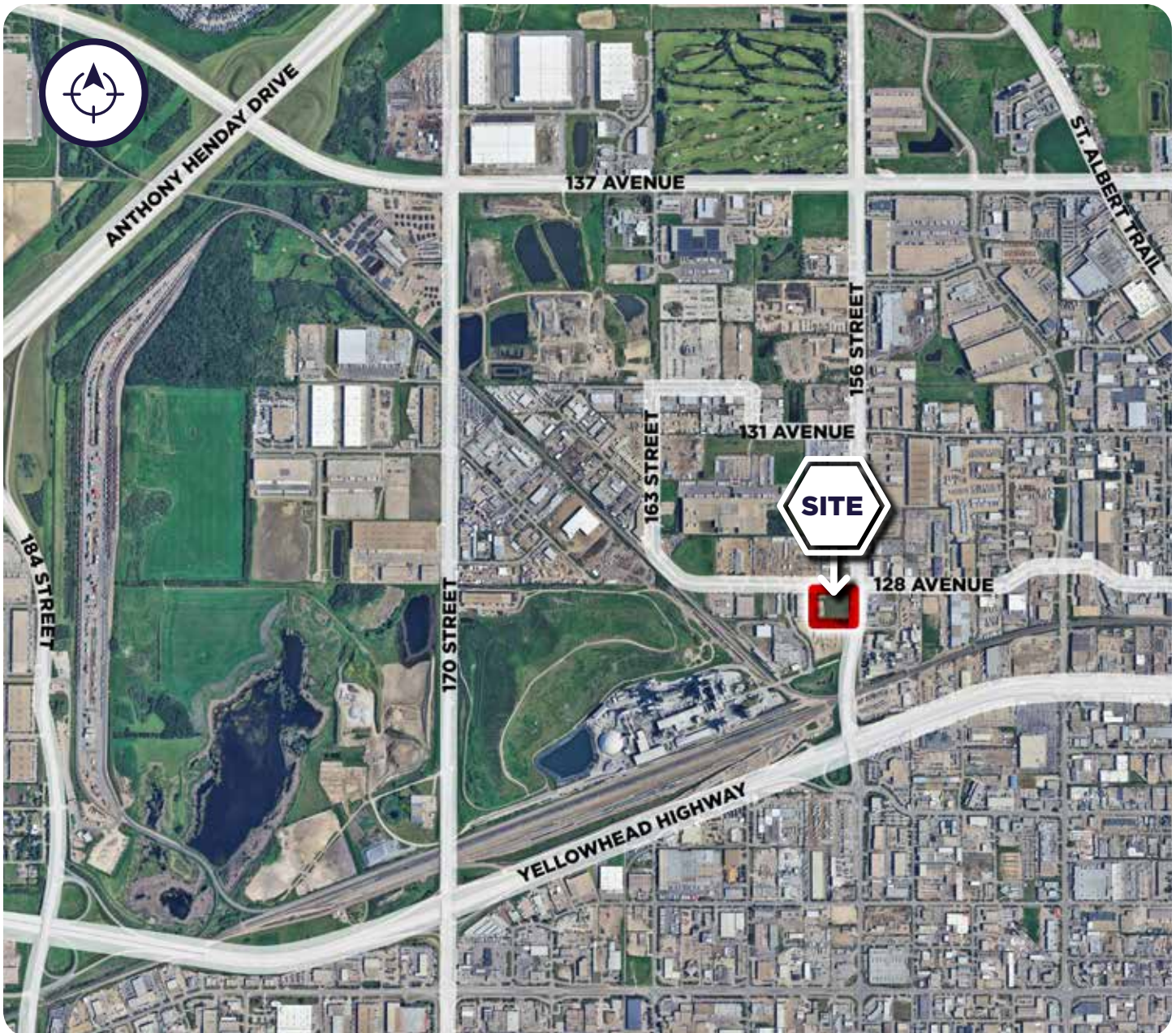
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LOCATION & ACCESS

The site located at the corner of 156 Street and 128 Avenue in Northwest Edmonton offers excellent visibility and accessibility, making it ideal for a variety of commercial or industrial uses. Strategically positioned near major arterial roads, including Yellowhead Trail and St. Albert Trail, the site benefits from multiple points of access, facilitating smooth traffic flow for customers, employees, and deliveries. Its corner location enhances exposure and ease of entry, while proximity to established residential and industrial areas supports strong business potential.



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BUILDING SPECIFICATIONS

BUILDING 2

AVAILABLE SF	12,000 SF
ZONING	BE - Business Employment
OCCUPANCY TIMING	November 2026
LEASE RATE	\$16.00 / SF
OPERATING COSTS	\$5.37 / SF
LOADING DOORS	(1) Grade & (2) Dock
CEILING HEIGHT	28'
BULDING DEPTH	120'
LIGHTING	LED
SPRINKLERS	ESFR



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BUILDING PLAN

