

FOR LEASE
**BONAVENTURE
LOGISTICS CENTRE**



**20,000 - 42,893 SQ.FT.
FREESTANDING BUILDING ON 1.83 ACRES**

12825 - 144 STREET, EDMONTON, AB

PROPERTY HIGHLIGHTS

- 20,000 - 42,893 sq.ft.± freestanding industrial building with yard on 1.83 acres±
- Newly renovated warehouse includes LED lights and paint
- ESFR sprinklered
- Dock and grade loading
- Close proximity to Yellowhead Trail, St. Albert Trail, and Anthony Henday Drive

Chad Griffiths

780 436 7414 • cgriffiths@naiedmonton.com

Ryan Brown

587 635 2486 • rbrown@naiedmonton.com

Drew Joslin

780 540 9100 • djoslin@naiedmonton.com





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BUILDING

42,893 sq.ft.± building formerly tenanted by Schneider Electric. The building has air conditioned offices, dock and grade, warehouse and additional mezzanine space. Other features include: sprinkler system, dock doors with power curtains, dock locks and levellers.

LOCATION

The property is located just north of the Yellowhead Trail and west of St. Albert Trail. Yellowhead Trail is a main east/west corridor through the city of Edmonton and part of the Yellowhead Highway/Highway 16/Trans Canada Highway, which runs nationally through Canada. North of the property, St. Albert Trail (part of Alberta Provincial Highway No. 2) provides access to Anthony Henday Drive (Alberta Highway 216), a ring road that circles Edmonton, providing access to greater Edmonton and surrounding regions.

ADDITIONAL INFORMATION

SIZES AVAILABLE	Warehouse:	28,985 sq ft
	Office:	13,908 sq ft (note: landlord is agreeable to convert any portion of office up to 100% back to warehouse)
	Mezzanine:	8,870 sq ft available at no additional charge
Total (excluding mezzanine):		42,893 sq.ft.

SITE SIZE	0.74 Hectares± (1.83 acres±)
LEGAL DESCRIPTION	Plan 5424RS Block 3 Lots 1R, 2R, 3
ZONING	Medium Industrial (IM)
LOADING	(1) 12' x 12' grade (3) 10' x 12' dock *Additional docks can be added
POWER	Power service is to be confirmed, but is reportedly 400 amp, 600 volt, 3 phase
CEILING HEIGHT	18' clear
SPRINKLER	ESFR
TI ALLOWANCE	Negotiable
AVAILABLE	Immediately
NET LEASE RATE	\$8.50/sq.ft./annum
OPERATING COSTS	\$3.01/sq.ft./annum (2022 estimate) Includes building insurance and property taxes

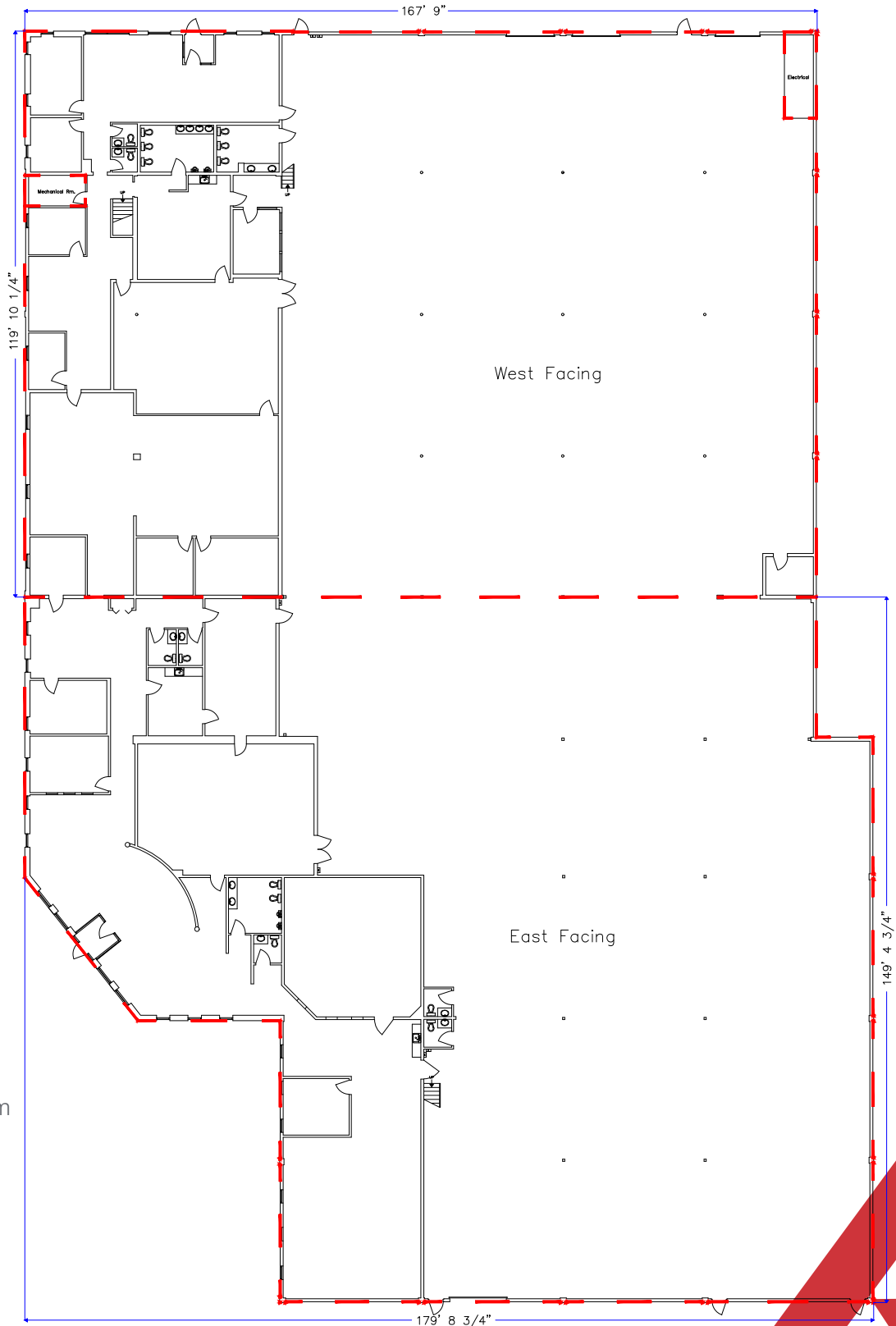
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OFFICE



WAREHOUSE



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780 436 7414
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587 635 2486
rbrown@naiedmonton.com

Drew Joslin
780 540 9100
djoslin@naiedmonton.com