



FOR SUBLEASE

Up to 3,000± SF of Flexible Industrial Space

11435 156 Street, Edmonton, AB

Chance Thomas

Senior Associate
+1 780 246 5354
chance.thomas@colliers.com

Ning Good

Transaction Manager
+1 780 969 3029
ning.good@colliers.com



Features

Address 11435 156 Street, Edmonton, AB T5M 3T2

Available Area Up to ±3,000 SF / Flexible Areas - Please inquire

Loading Doors Access to one (1) 10' x 14' grade door

Zoning IM - Medium Industrial

Ceiling Height 16.1' clear

Available Immediately

- Features**
- One (1) row of racking available
 - Flexible warehouse for storage
 - Heavily supported storage mezzanine



Fenced & Gated Loading Area



Warehouse & Storage Mezzanine

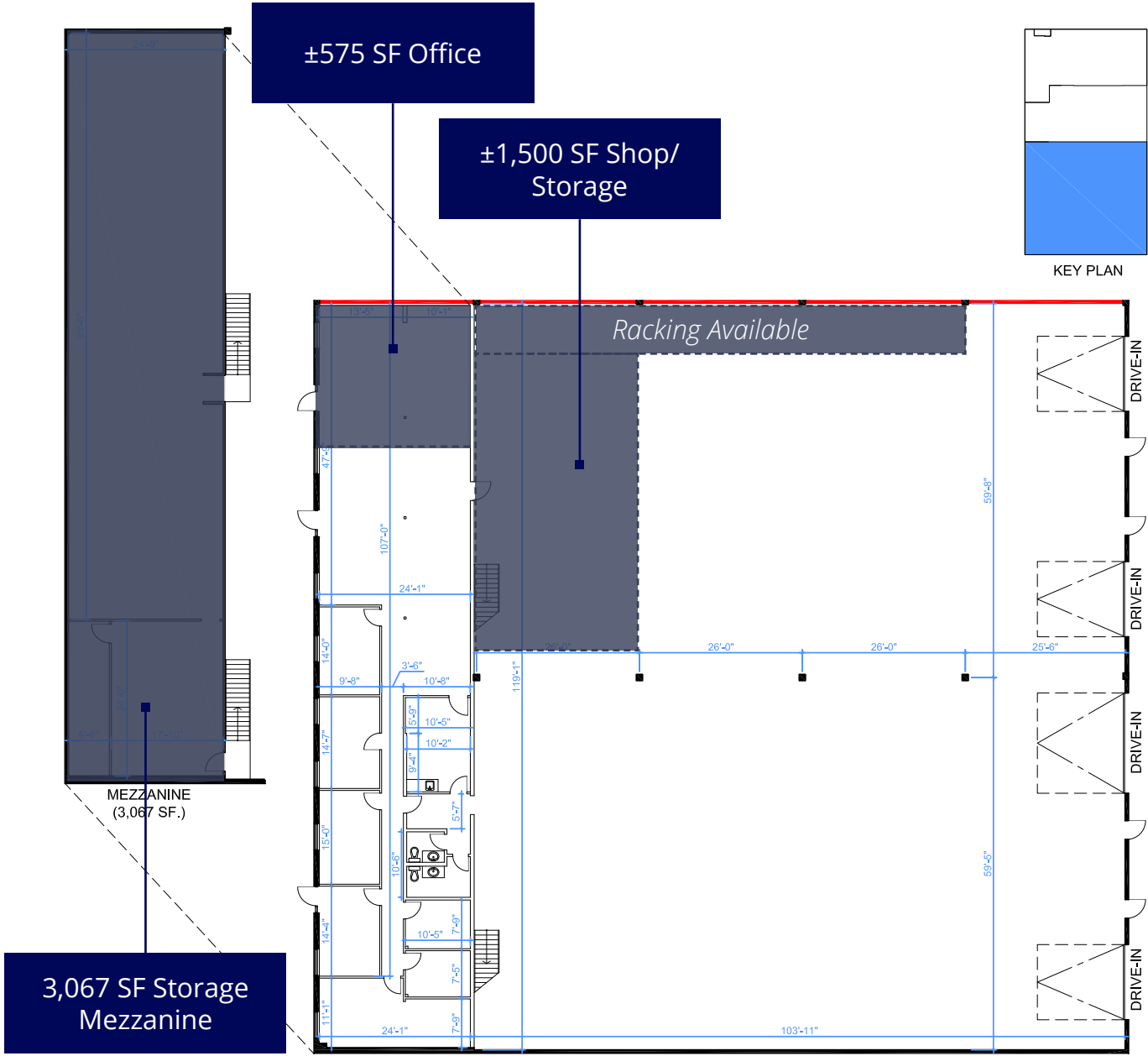


\$10.00 PSF
Gross Sublease Rate



Immediately
Availability

Floor Plan & Available Areas



Areas are flexible and available on short-term or long term. Please inquire.

Chance Thomas

Senior Associate
 +1 780 246 5354
 chance.thomas@colliers.com



Chance Thomas

Senior Associate
+1 780 246 5354
chance.thomas@colliers.com

Ning Good

Transaction Manager
+1 780 969 3029
ning.good@colliers.com

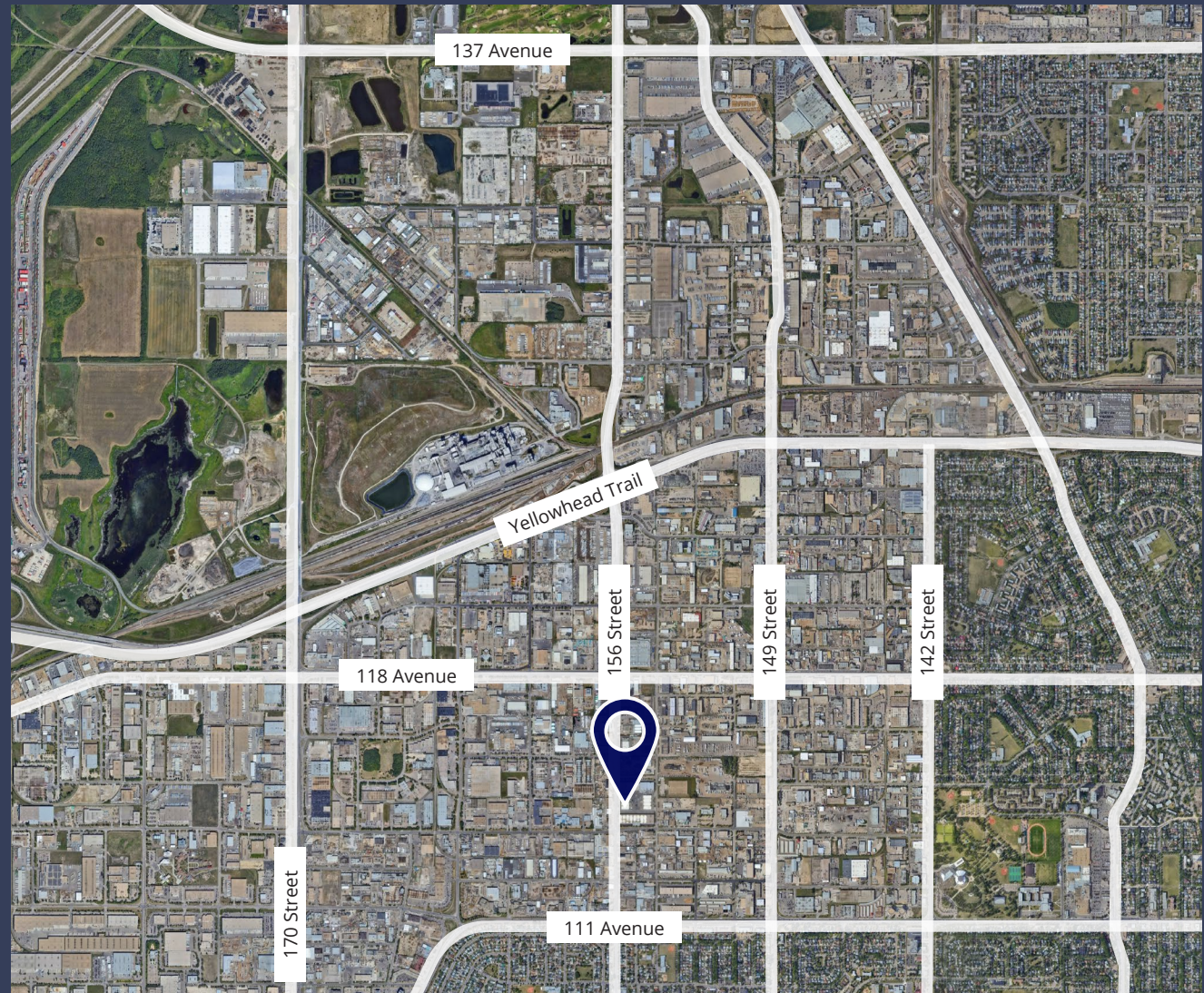
Evelyn Stolk, CCIM

Senior Vice President
+1 780 690 3224
evelyn.stolk@colliers.com

Rod Connop

Executive Vice President
+1 780 940 9159
rod.connop@colliers.com

Colliers Macaulay Nicolls Inc.
Suite 1700 Bell Tower
10104 103 Avenue
Edmonton, AB T5J 0H8
P: +1 780 420 1585



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc. 10.24.24

collierscanada.com