

Shop or  
Warehouse  
**For Lease**

# 156<sup>TH</sup> Street Business Park

156 Street & 114 Avenue | Edmonton

Colliers

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156<sup>TH</sup> Street BP

# 156<sup>TH</sup> Street Business Park

**Vacancies**

#11434 | 16,875 SF

*\*Can be demised to ±8,437 SF*

#15508 | 11,106 SF

*\*2 floors of office*

**Building Info**

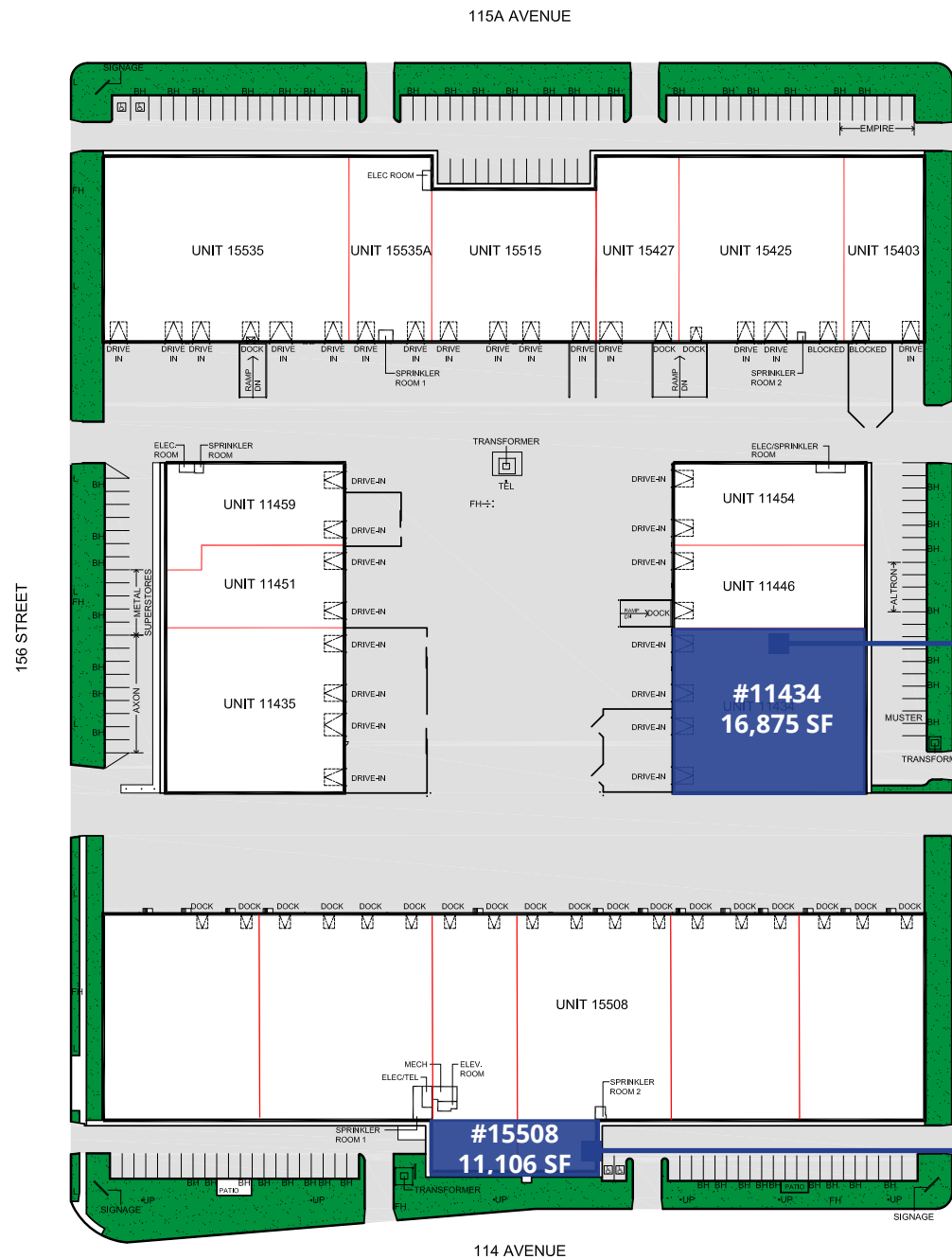
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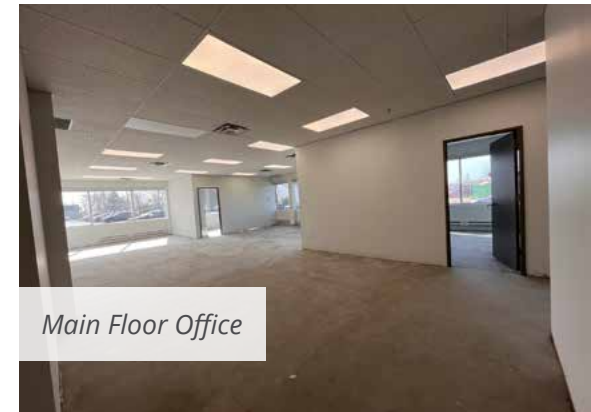


**11434 154 Street**  
Office: 1,980 SF  
Warehouse: 14,895 SF  
Loading: 4 Grade Doors  
*\*Can be demised into 2 bays of ±8,437 SF*



Warehouse

**15508 114 Avenue**  
Office:  
Main Floor: 4,053 SF  
Second Floor: 7,053 SF



Main Floor Office

156<sup>TH</sup> Street BP

# East Building: Unit 11434



**LEASE RATE**  
\$9.50+ PSF



**OP COSTS**  
\$5.37 PSF  
(2024)

## Vacancies

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## Building Info

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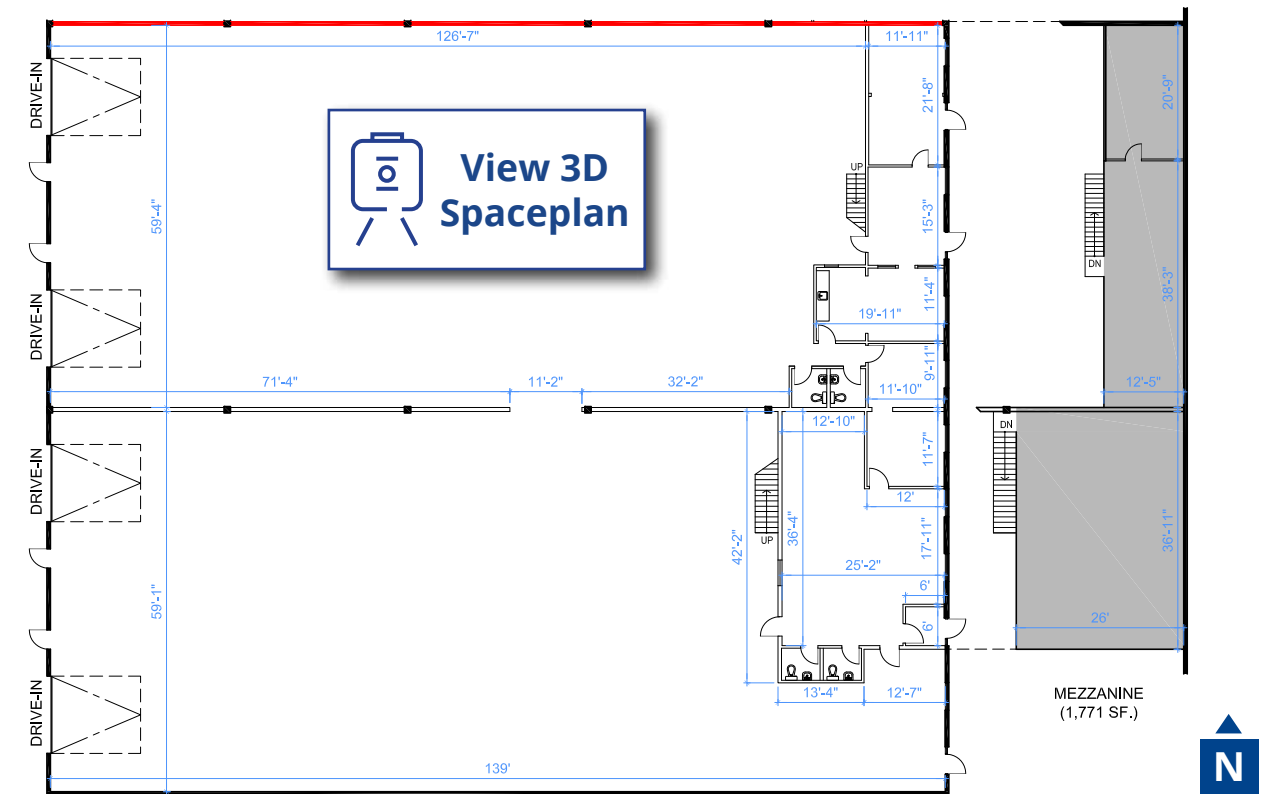
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## Property Highlights

Address	<b>11434 156 Street</b>
Area	<b>16,875 SF or ±8,437 SF</b> (Office: 1,980 SF / Warehouse: 14,895 SF)
Loading	4 Grade Doors (14' height)
Zoning	IM (Medium Industrial)
Ceiling	24' clear height
Column	59' x 30.5'
Electrical	Large Electrical Service (TBC)
Sprinkler	Yes
Available	Immediately
Features	<ul style="list-style-type: none"> <li>• Make up air system, electrical outlets throughout shop, drainage, wash sink</li> <li>• Fenced yard compound</li> <li>• Storage mezzanine not include in GLA</li> <li>• LED lighting</li> </ul>

## Floorplan



156<sup>TH</sup> Street BP

# South Building: Unit 15508



**LEASE RATE**  
Market



**OP COSTS**  
\$5.37 PSF  
(2024)

## Vacancies

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\*Can be demised to ±8,437 SF

#15508 | 11,106 SF

\*2 floors of office

## Building Info

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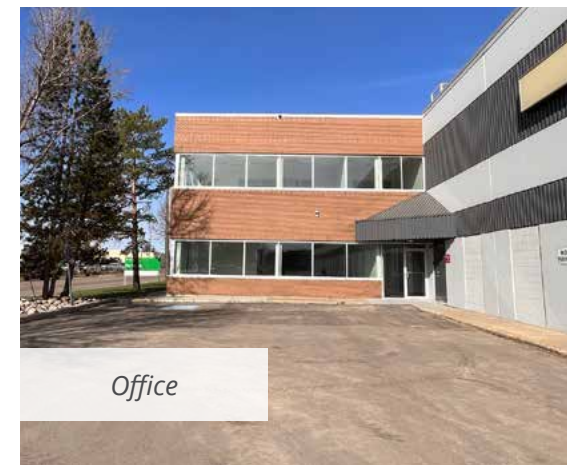
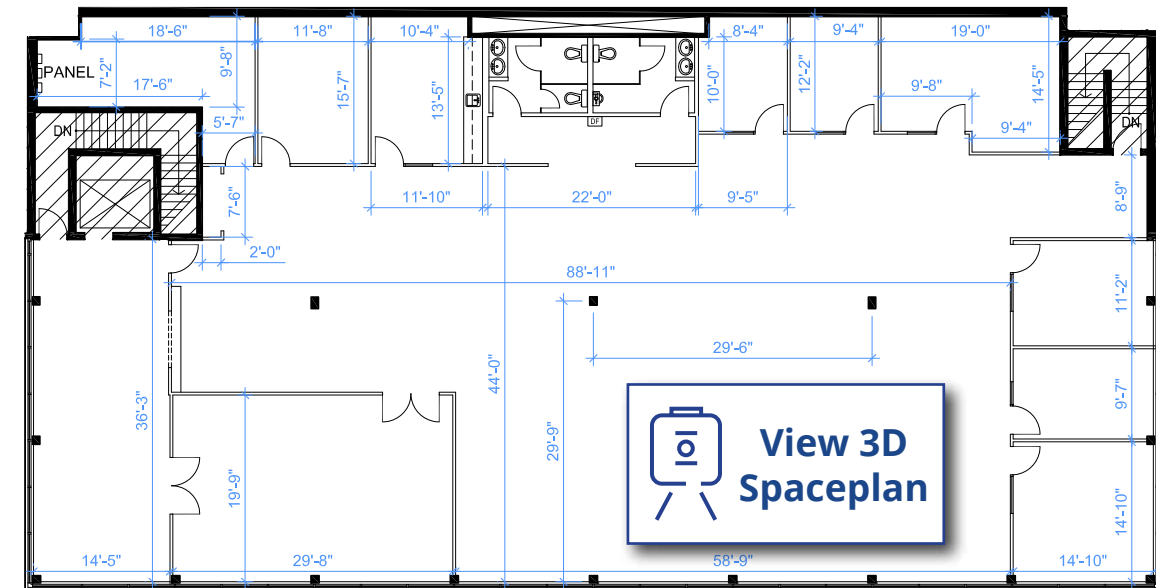
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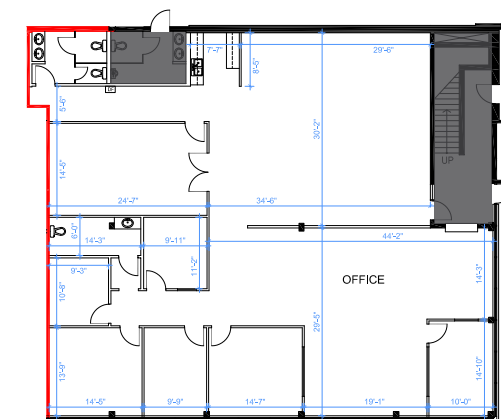
## Property Highlights

Address	<b>15508 114 Avenue</b>
Area	Main Floor: 4,053 SF 2 <sup>nd</sup> Floor: 7,053 SF
Loading	N/A
Zoning	IM (Medium Industrial)
Ceiling	±9' (TBC)
Column	29.5' x 29'9"
Lighting	LED
Available	Immediately
Features	<ul style="list-style-type: none"> <li>Mix of offices, 2 large boardrooms &amp; open bullpen area</li> <li>Windows along West, South &amp; East elevation</li> <li>Elevator for access to second floor plus additional entrance on west elevation</li> </ul>

## Second Floor Plan



## Main Floor Plan



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Located in Garside Industrial, 156th Street Business Park is located in Northwest Edmonton near many employee amenities such as fast food, banking gas stations & convenience stores. The area includes many auto repair servicing companies & autobody parts companies. The business park has quick access to major roadways such as 111 Avenue, 149 Street, 118 Avenue & Yellowhead Trail.



# 156<sup>TH</sup> Street Business Park

156 Street & 114 Avenue, Edmonton

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 **Manulife** Investment Management



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