



For Lease

Complex 149

116 Avenue - 149 Street - Edmonton, AB

Dock and grade warehouse bays

- $\pm 2,304$ to $\pm 4,608$ SF bays with high visibility
- Four access points into site with ample customer parking

For more information contact:

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COMPLEX 149

Complex 149 is located northwest of 149 street and 116 avenue, granting excellent exposure for maximum visibility; the complex provides easy access to transportation networks, convenient access to major arterial roadways including 111 Avenue, 170 Street, and Yellowhead Highway, it boasts four access points, allowing for seamless ingress and egress with Ample customer parking available.





COMPLEX 149

— Building A —

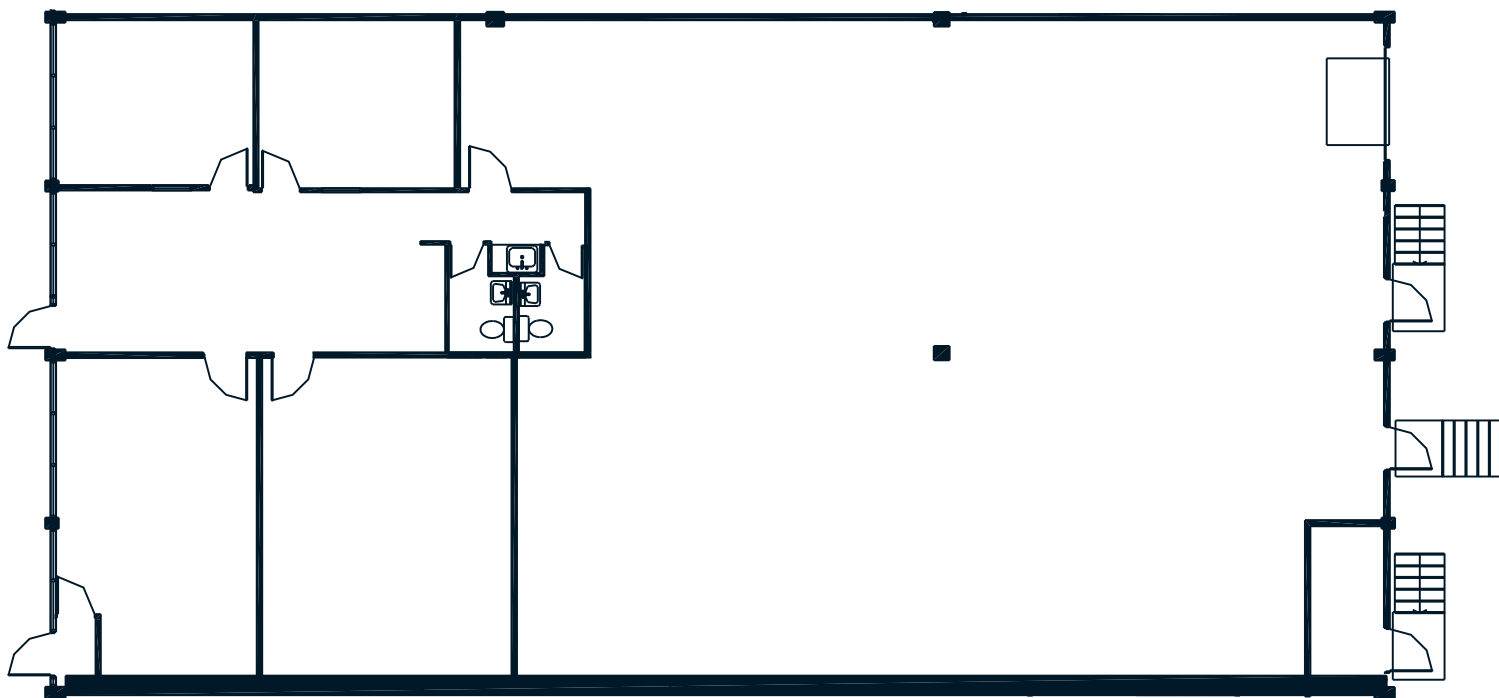
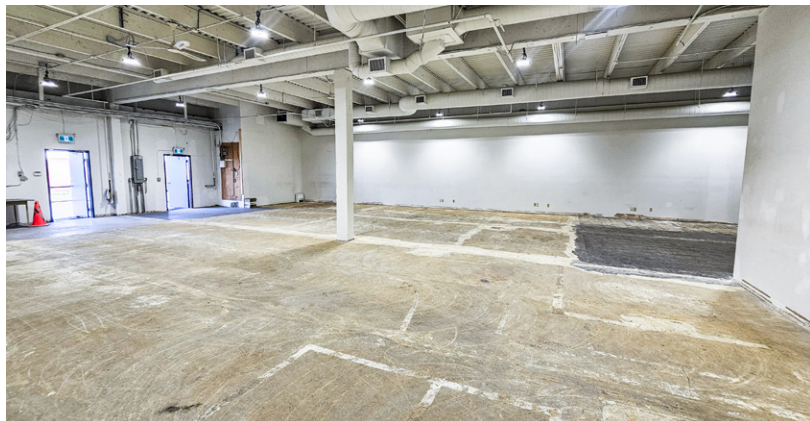
Municipal Address	11606/42 149 Street, Edmonton
Available Area	±2,304 - 4,608 SF
Zoning	BE - Business Employment
Year Built	Approx. 1999
Construction	Concrete block
Internet	Fibre optic services
Heating	RTU
Lighting	Upgraded to LED throughout
Sprinklered	No
Loading	Dock and grade loading
Op. Costs (PSF)	\$5.88 - Includes water
Property Taxes (PSF)	\$3.65

- ±2,304 to ±4,608 SF bays with high visibility
- Showroom, office and warehouse space
- Temperature controlled warehouse space served by roof top unit

Building A

Unit 11610

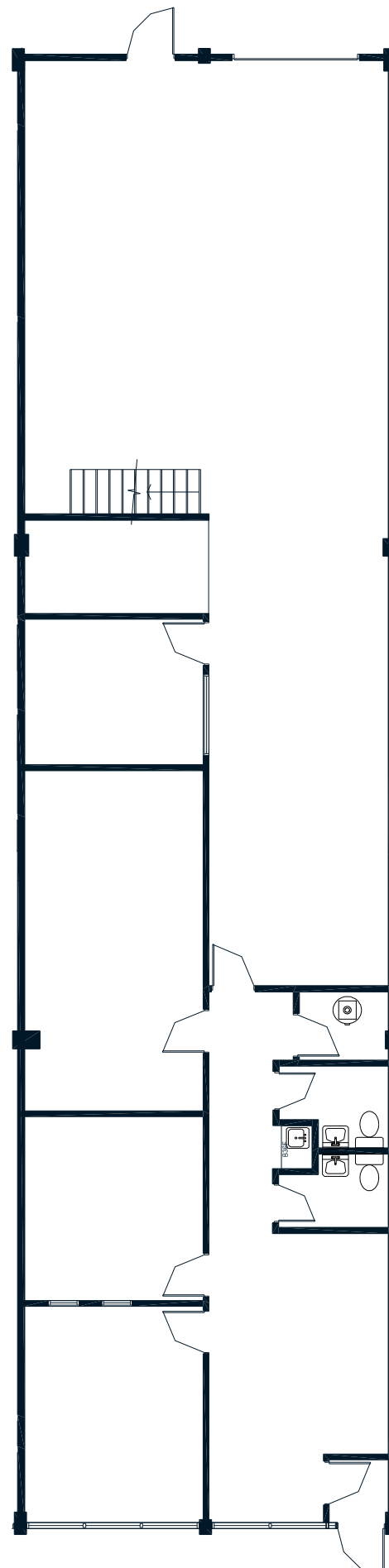
Municipal Address	11610 149 Street, Edmonton
Available Area	±4,454 SF
Bay Dimensions	47' (w) x 95' (d)
Loading	(1) Dock door
Ceiling Height	15'
Power	200 Amp, 120/208 volt, 3 phase (TBC)
Lease Rate (PSF)	\$9.50
Occupancy	Immediate



Building A

Unit 11624

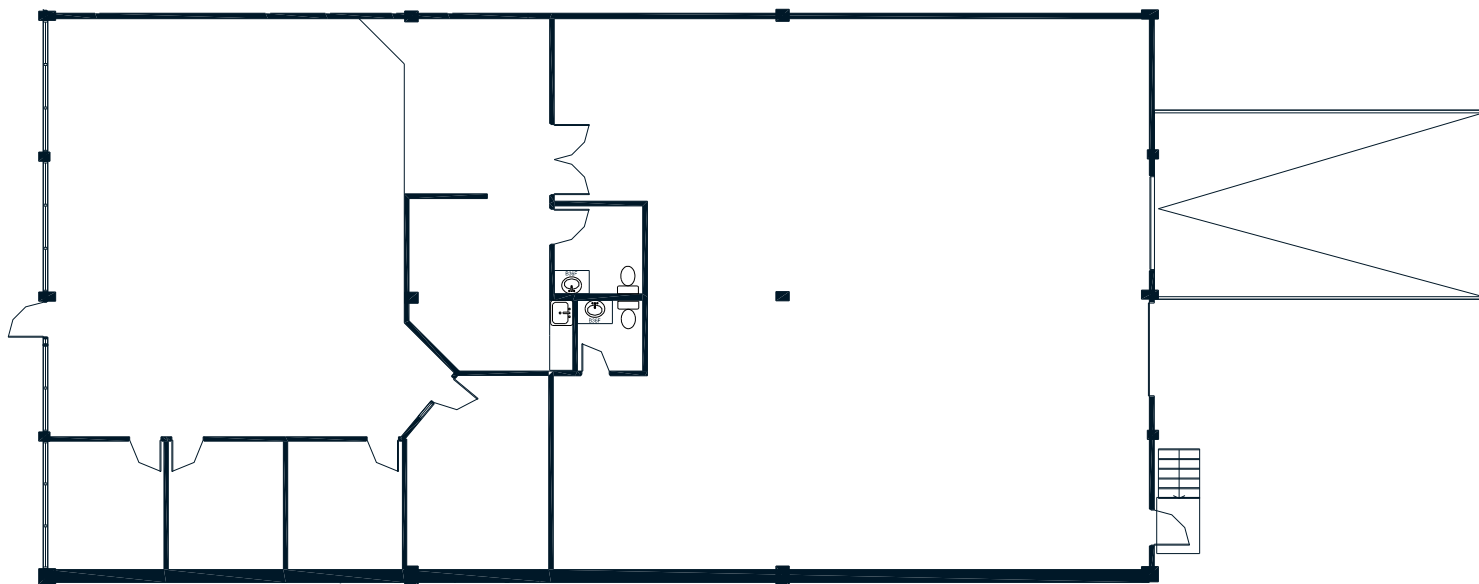
Municipal Address	11624 149 Street, Edmonton
Available Area	±2,304 SF
Bay Dimensions	~24' (w) x 95' (d)
Loading	(1) Dock
Ceiling Height	15'
Power	400A, 208V (TBC by tenant)
Lease Rate (PSF)	\$9.50
Occupancy	December 1, 2025

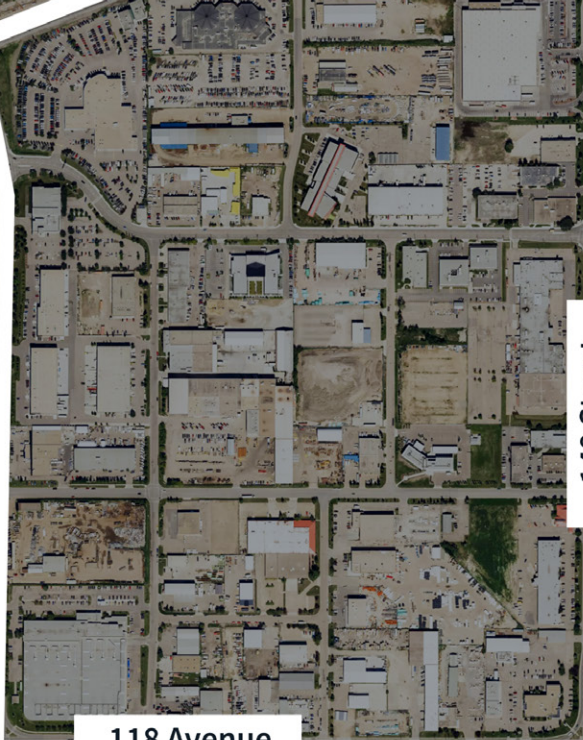


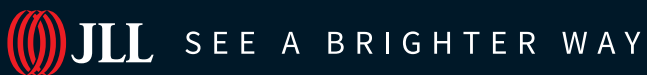
Building A

Unit 11628

Municipal Address	11628 149 Street, Edmonton
Available Area	±4,608 SF
Bay Dimensions	~48' (w) x 95' (d)
Loading	(1) Dock (1) Ramp to Grade
Ceiling Height	15'
Power	200A, 208V (TBC by tenant)
Lease Rate (PSF)	\$9.50
Occupancy	November 1, 2025







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