



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:

Bronwyn Scrivens

Vice President, SIOR

780 807 4564

Bronwyn.Scrivens@jll.com

Kent Simpson

Vice President

780 203 0425

Kent.Simpson@jll.com

Mackenzie York

Associate Vice President

780 920 8463

Mackenzie.York@jll.com

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 —

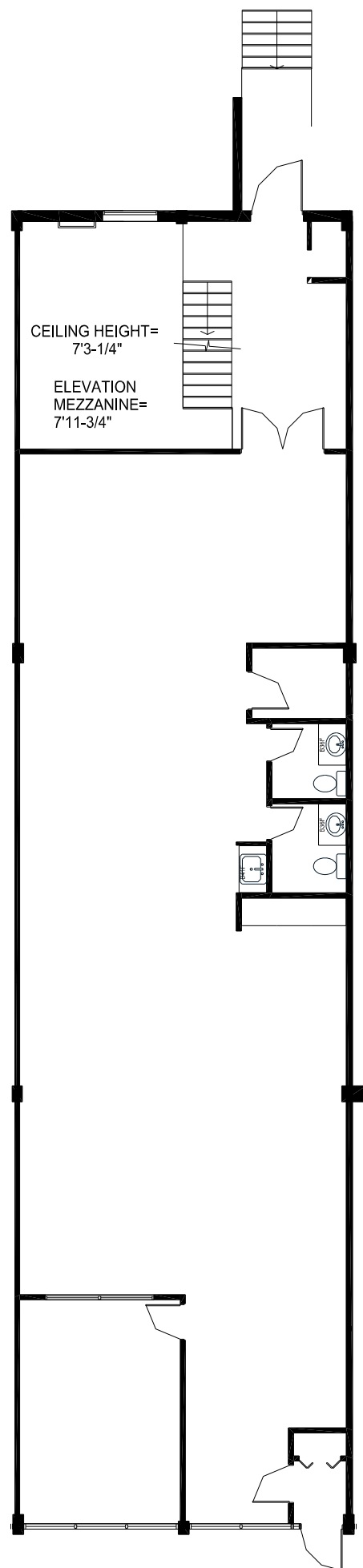
Municipal Address	11606/42 149 Street, Edmonton
Available Area	±2,304 - 4,608 SF
Zoning	BE - Business Employment
Year Built	Approx. 1999
Construction	Concrete block
Internet	Fibre optic services
Heating	RTU
Lighting	Upgraded to LED throughout
Sprinklered	No
Loading	Dock and grade loading
Op. Costs (PSF)	\$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 11622

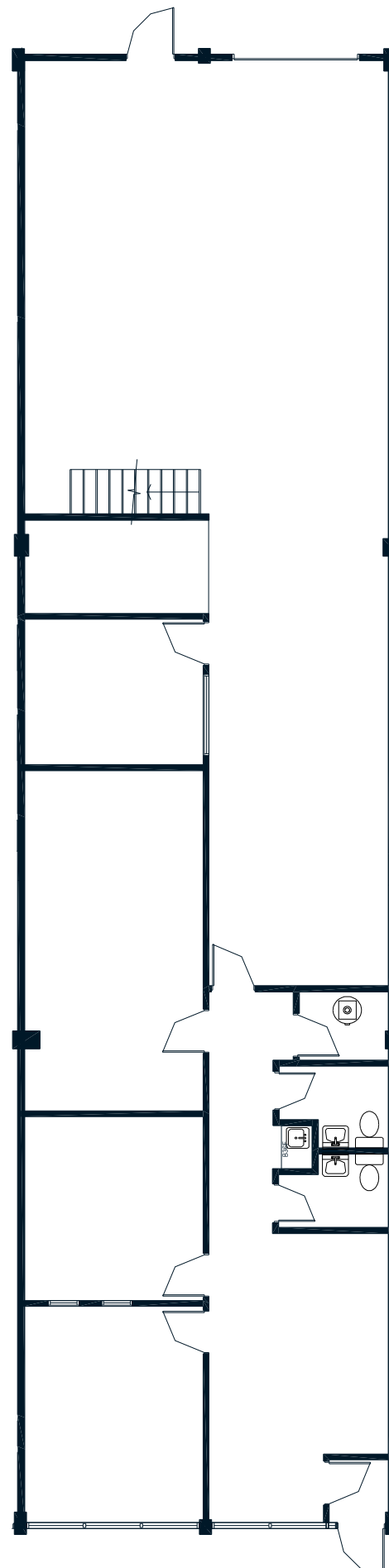
Municipal Address	11622 149 Street, Edmonton
Available Area	±2,304 SF
Bay Dimensions	~24' (w) x 95' (d)
Loading	(1) Dock
Ceiling Height	15'
Power	400A, 208V (TBC by tenant)
Lease Rate (PSF)	Market
Occupancy	Immediately



Building A

Unit 11624

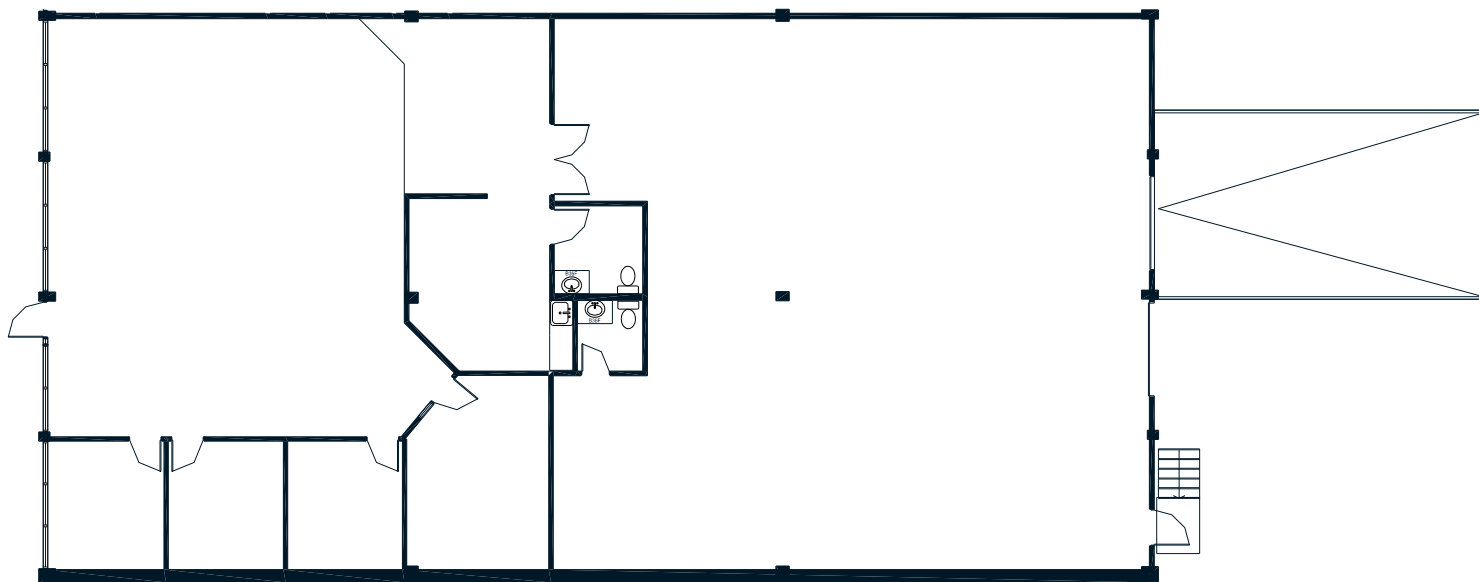
Municipal Address	11624 149 Street, Edmonton
Available Area	±2,304 SF
Bay Dimensions	~24' (w) x 95' (d)
Loading	(1) Dock
Ceiling Height	15'
Power	400A, 208V (TBC by tenant)
Lease Rate (PSF)	Market
Occupancy	December 1, 2025



Building A

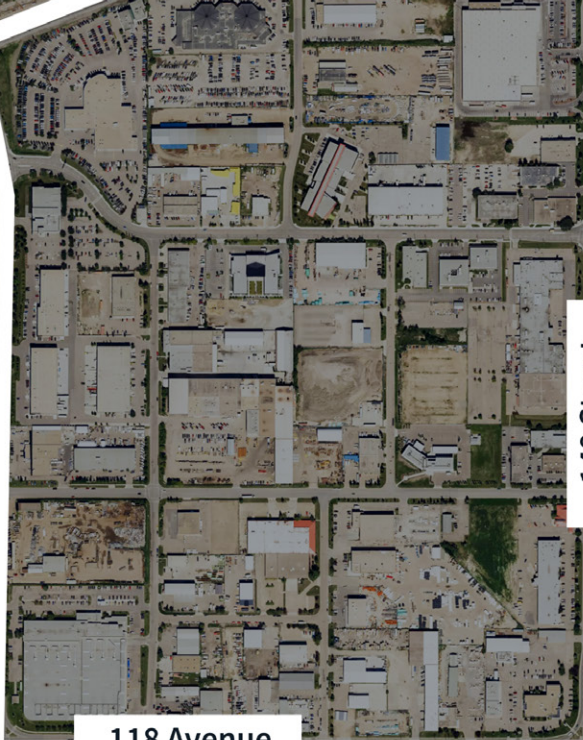
Unit 11628

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)	Market
Occupancy	Immediately





Yellowhead Trail



118 Avenue



149 Street

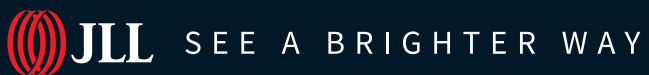


156 Street



116 Avenue

149 Street



Darryl McGavigan
Executive Vice President
780 328 0064
Darryl.McGavigan@jll.com

Kent Simpson
Vice President
780 203 0425
Kent.Simpson@jll.com

Adam Butler
Executive Vice President
780 328 0065
Adam.Butler@jll.com

Mackenzie York
Associate Vice President
780 920 8463
Mackenzie.York@jll.com

Bronwyn Scrivens
Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com

Kailee Campbell
Senior Transaction Analyst
780 328 0069
Kailee.Campbell@jll.com

JLL Edmonton Industrial | Suite 2101, 10088 102 Avenue NW Edmonton, Alberta T5J 2Z1

DISCLAIMER: ©2025 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Jones Lang LaSalle Real Estate Services, Inc.