

JLL SEE A BRIGHTER WAY

For Sale / Lease

Freestanding Building

15103 128 Avenue | Edmonton AB

±29,900 SF on 4.85 Acres

- Stand-alone building with high dock door ratio
- Drive-thru loading
- Heavy power for specialized use
- Roof replaced in 2022

For more information contact:

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

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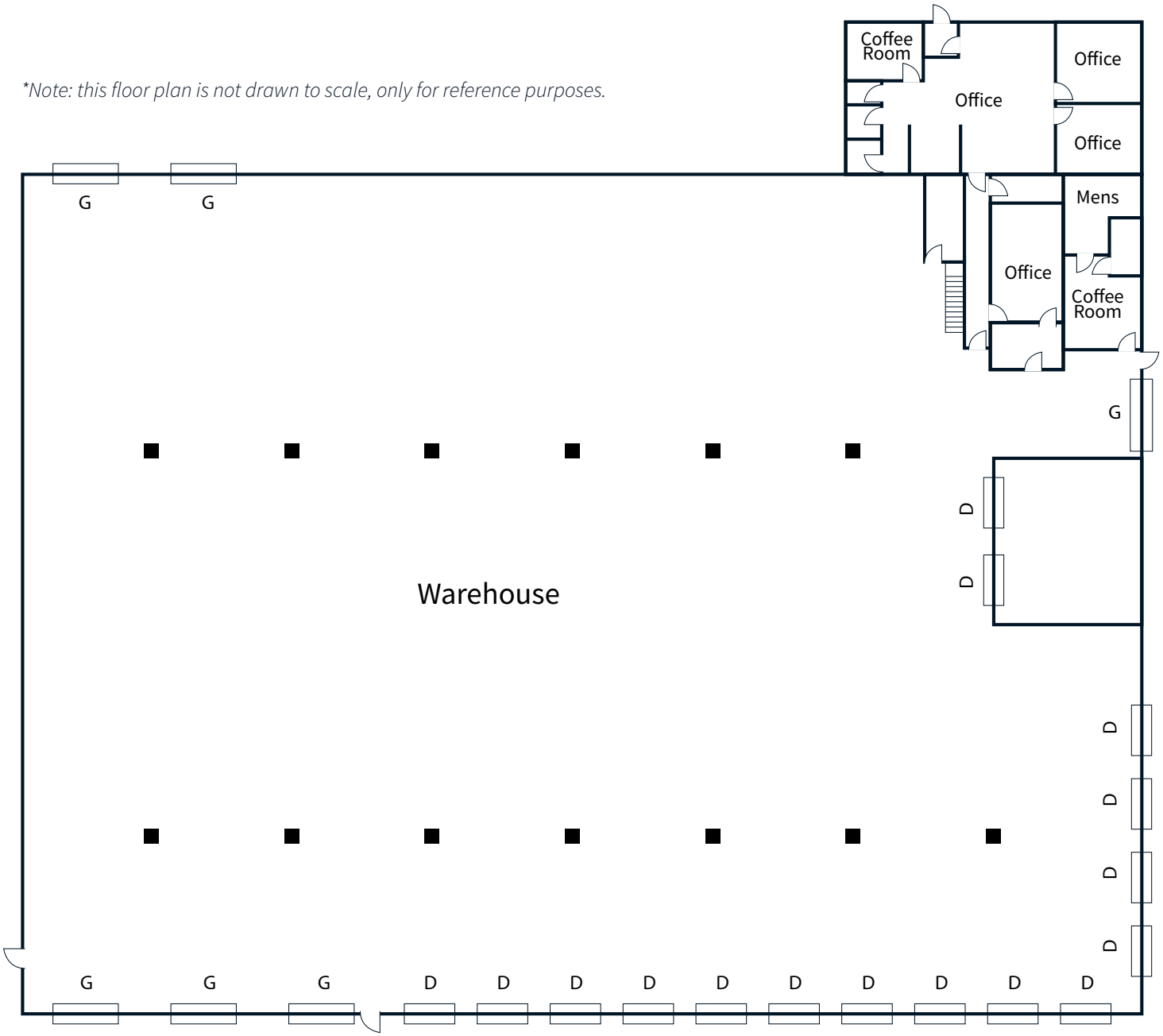
Property Details

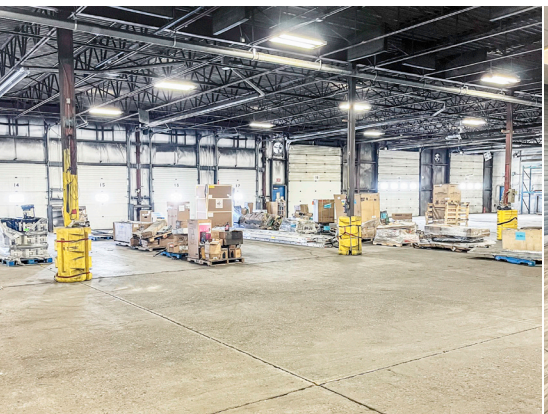
Municipal Address	15103 128 Avenue, Edmonton
Legal Description	Plan: 3340RS; Block: B; Lot: 5
Building Size	29,900 SF
Site Size	4.85 Acres
Site Coverage Ratio	14%
Zoning	IM - Medium Industrial
Year Built	1972
Construction	Concrete block
Ceiling Height	20' Under deck, 18' under joist
Heating	HVAC in office, radiant heat in warehouse

Lighting	LED Lighting
Power	Heavy power (TBC)
Loading	(5) Grade doors (4) drive-thru) & (16) dock doors
Yard	Yes
Sale Price	$6,250,000.00
Property Taxes (2026)	$152,477.43 Est.
Lease Rate	$12.95 PSF
Op. Costs	TBD

Property
Floor Plans

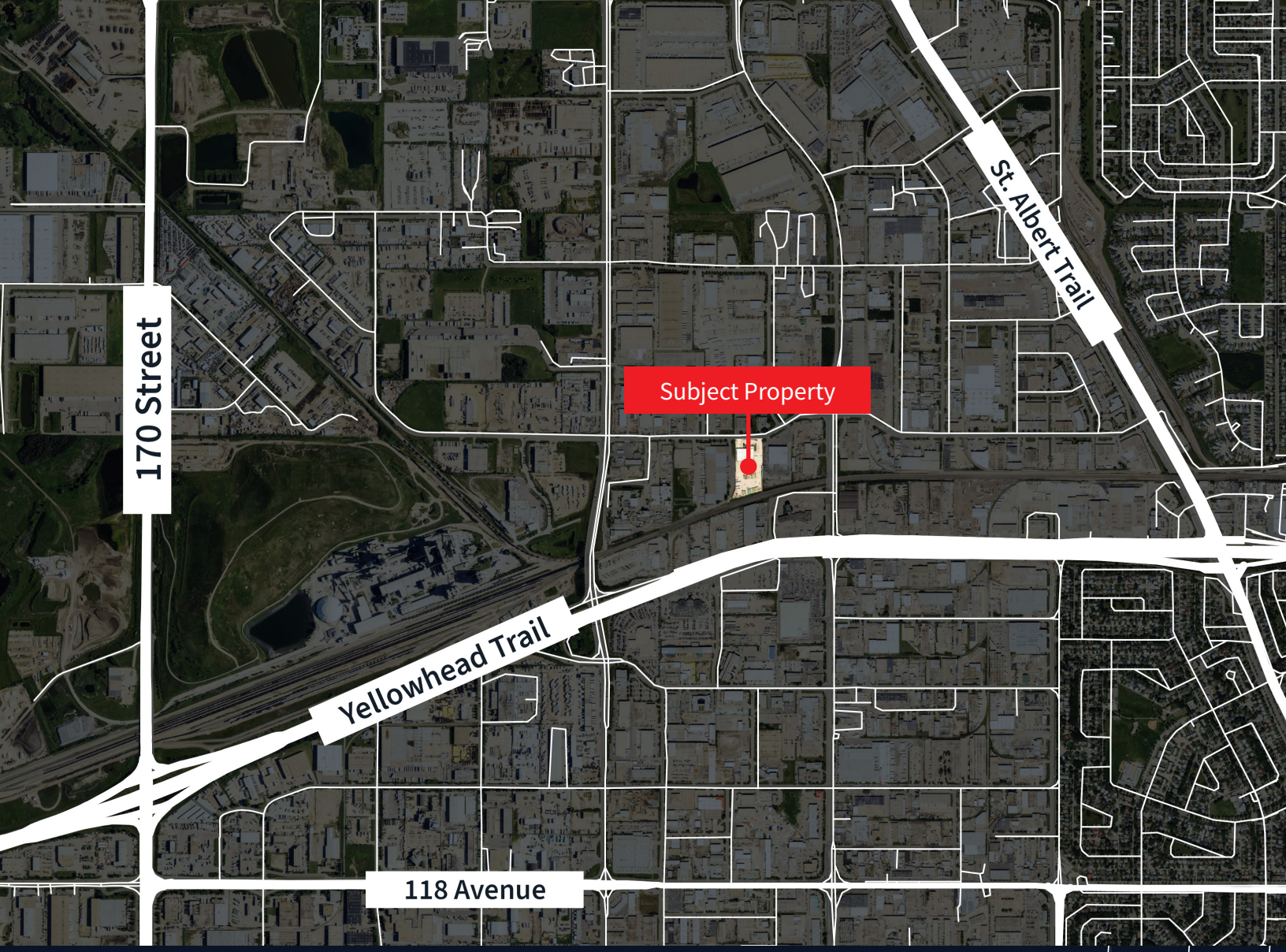
**Note: this floor plan is not drawn to scale, only for reference purposes.*











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Darryl McGavigan
Executive Vice President
+1 780 328 0064
Darryl.McGavigan@jll.com

Adam Butler
Executive Vice President
+1 780 328 0065
Adam.Butler@jll.com

Bronwyn Scrivens
Vice President, SIOR
+1 780 807 4564
Bronwyn.Scrivens@jll.com

Kent Simpson
Vice President
+1 780 203 0425
Kent.Simpson@jll.com

Mackenzie York
Associate Vice President
+1 780 920 8463
Mackenzie.York@jll.com

Rory Wutzke
Associate
+1 780 328 2578
Rory.Wutzke@jll.com

Kailee Campbell
Senior Transaction Analyst
+1 780 328 0069
Kailee.Campbell@jll.com

Leonardo Triana
Senior Marketing Associate
+1 587 412 1755
Leonardo.Triana@jll.com

JLL Edmonton Industrial | National Bank Centre - 3560, 10180 101 Street NW, Edmonton, AB, T5J 3S4

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