

Distribution Warehouse

13155 - 149th Street
Edmonton, Alberta
www.cbre.ca

36,766 SF with Dock Loading | Available Immediately



Distribution Warehouse

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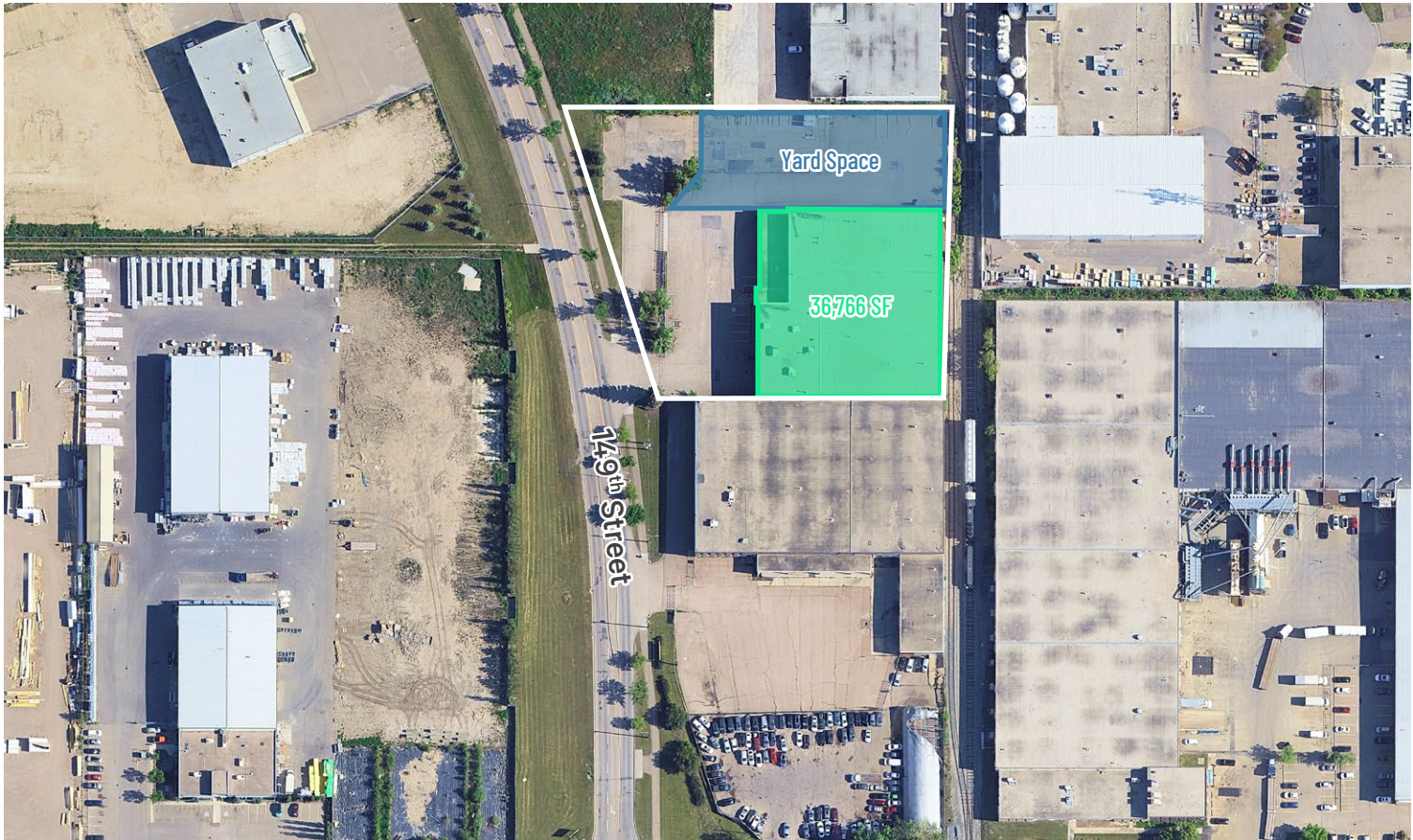
Distribution Warehouse

Excellent northwest Edmonton location providing easy access to 149th Street, 137th Avenue, St. Albert Trail, Anthony Henday Drive, and Yellowhead Trail. The building features wide column spans and three dock loading doors with ample yard space.

For Sublease

Legal Address	Plan 7621570 Block 11; Lot 19
Zoning	BE - Business Employment
Year Built	To be confirmed
Available Area	36,766 sq. ft.
Dock Loading	(3) 8' x 10'
Construction	Tilt-up concrete
Column Spacing	30'11"
Ceiling Height	25'6" clear 11'10" under mezzanine
Power	To be confirmed by subtenant

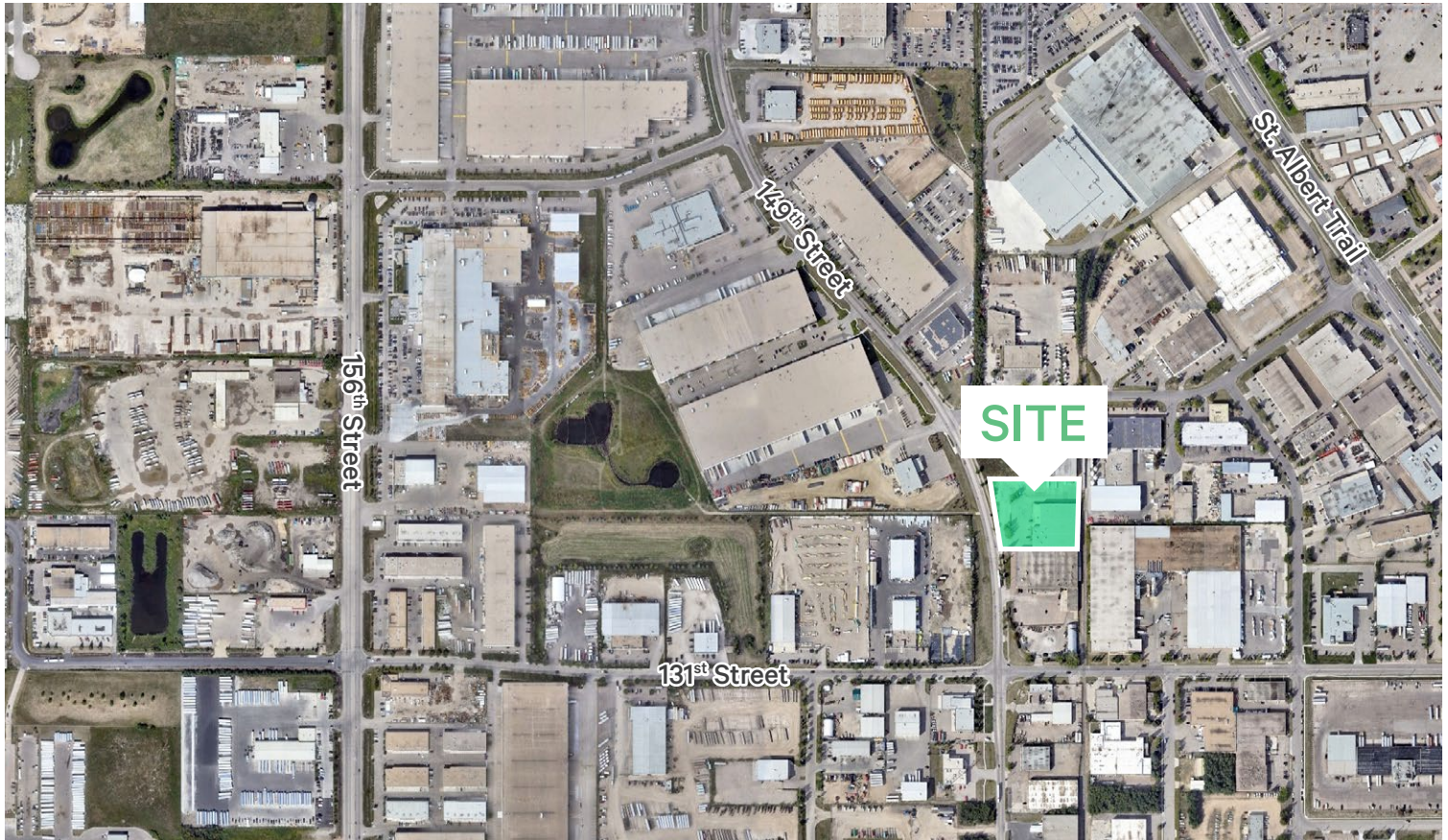
Heating	Forced air
Lighting	LED
Sprinklers	Yes
Downdraft Fans	Yes
Parking	Surface
Op Costs (2026)	To be confirmed
Sublease Rate	Below Market
Sublease Expiry	April 30, 2029
Available	Immediately



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For Sublease



Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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