

**FOR LEASE**

**PINNACLE PARK - BUILDING B**

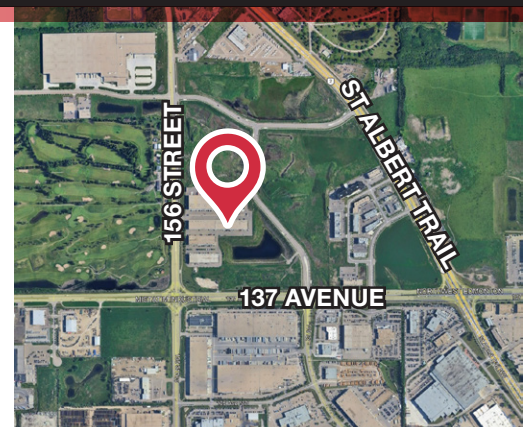
**NAI Commercial**



**13915/19 - 156 STREET | EDMONTON, AB | GRADE LOADING BAY**

**PROPERTY DESCRIPTION**

- 6,600 sq.ft. grade loading bay available
- Located just off 137 Avenue and 156 Street with quick access to Yellowhead Trail and Anthony Henday Drive
- Suitable for manufacturing, logistics, transportation & more



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ADDITIONAL INFORMATION

SIZE	6,600 sq.ft.±
ZONING	Business Employment (BE)
LEGAL DESCRIPTION	Plan 2321371 Blk 1 Lot 2
LOADING	(2) 12'x14' Grade
CEILING HEIGHT	24'
AVAILABLE	August 1, 2026
LEASE RATE	Starting at \$14.00/sq.ft./annum
OPERATING COSTS	\$5.90/sq.ft./annum (2025 estimate) Includes the Tenants proportionate share of property tax, common area maintenance (excluding management fees)

