

# Automotive Shop Space

156<sup>th</sup> Street Business Park Building A

15535 - 115A Avenue  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

24,231 SF with 9 Grade Loading Doors



## Automotive Shop Space

15535 - 115A Avenue | Edmonton, Alberta



# Automotive Shop Space

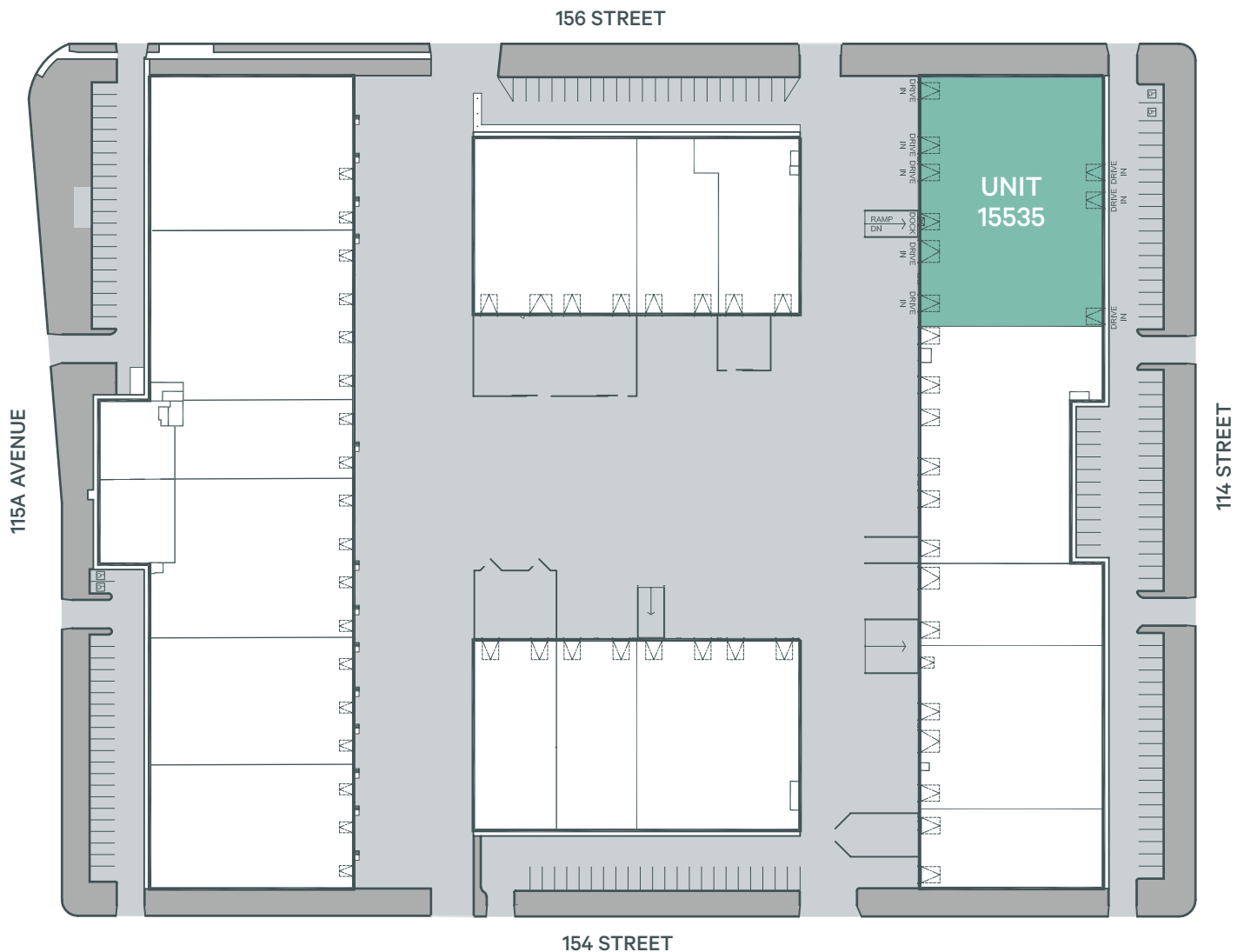
Located in 156<sup>th</sup> Street Business Park

Excellent proximity to major transportation routes including Anthony Henday Drive, Stony Plain Road, and Yellowhead Trail. The subject vacancy features nine grade level doors with drive-thru capabilities, heavy power, and a fenced and concrete yard area. The space is ideal for automotive detailing uses.

Legal Address	Plan 1850AE; Block X
Zoning	IM - Medium Industrial
Year Built	1974
Available Area	24,231 sq. ft.
Grade Loading	(5) 12' x 14' (southside) (3) 14' x 12' (northside, drive-thru) (1) 14' x 14' (southside)
Construction	Concrete
Building Depth	132'
Column Spacing	59' clear span warehouse
Ceiling Height	16' clear to t-bar; 24' clear to beams
Power	400 amp, 600 volt <i>*To be confirmed</i>

Heating	Radiant & forced air overhead units
Make-Up Air	Yes Gas monitoring system
Lighting	Fluorescent
Floor Drains	Trench drains throughout
Sprinklers	Yes
Yard	Fenced & concrete
Parking	Surface
Op Costs (2025)	\$6.33 per sq. ft. / annum
Lease Rate	\$9.25 per sq. ft. / annum
Available	March 1, 2026

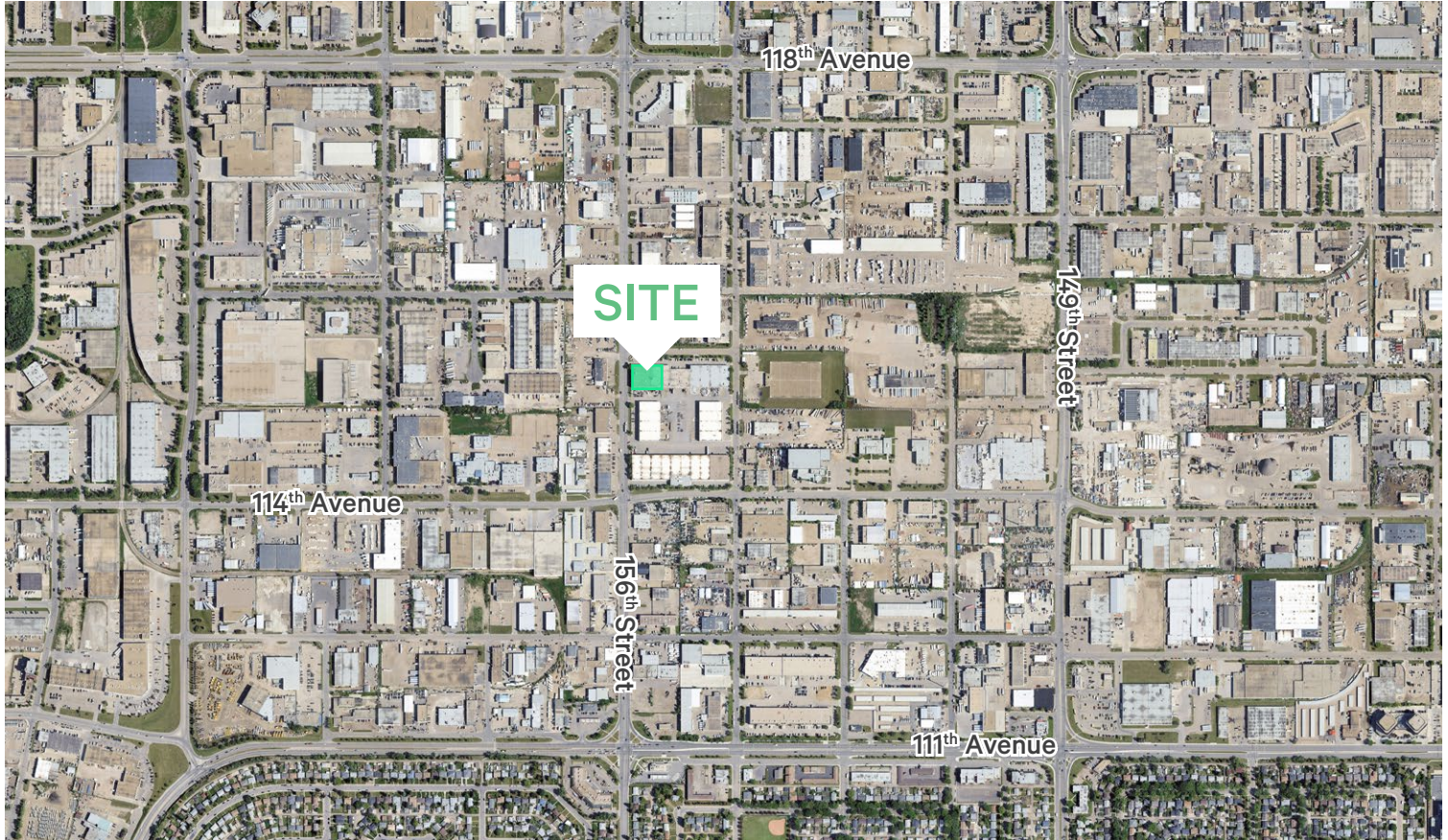
## Site Plan



# Automotive Shop Space

15535 - 115A Avenue | Edmonton, Alberta

# For Lease



## Contact Us

### Kevin Hughes

Senior Vice President  
+1 780 917 4634  
kevin.hughes@cbre.com

### Gregg Maimann

Senior Vice President  
+1 780 917 4632  
gregg.maimann@cbre.com

### Trevor Schmidt

Vice President  
+1 780 917 4641  
trevor.schmidt@cbre.com

### Jordan Adams

Vice President  
+1 780 917 4645  
jordan.adams@cbre.com

### Braylon Klemchuk

Vice President  
+1 780 229 4687  
braylon.klemchuk@cbre.com

\*Lead Broker

### Jay Olmstead

Sales Representative  
+1 780 554 1191  
jay.olmstead@cbre.com

\*Lead Broker

### John Allan McKay

Associate  
+1 780 915 5020  
johnallan.mckay@cbre.com

### Lucas Neumeyer

Associate  
+1 780 850 2267  
lucas.neumeyer@cbre.com

\*Lead Broker

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

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.