

COMING SOON

FIVE NEW BUILDINGS UNDER DEVELOPMENT BAYS STARTING FROM 4,034 SF

Pinnacle Park

FLEX INDUSTRIAL / RETAIL SHOWROOM

FOR LEASE

NAI COMMERCIAL REAL ESTATE INC. 4601 99 STREET NW, EDMONTON AB, T6E 4Y1

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*PROGRESS AS OF FEBRUARY 2025

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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.



Property Highlights

- New Pinnacle development in Mistatim development 5 total buildings being pre-leased in the Northwest Corridor of Edmonton
- Building set to be available Summer 2025
- Located just off 137 Avenue and 156 Street with quick access to _ St. Albert Trail, Yellowhead Trail, and Anthony Henday Drive
- 1 x dock with leveler; 1 x grade door per bay
- Sizes starting at 4,034 sq.ft.±

IDEAL FOR





MANUFACTURING TRANSPORTATION & LOGISTICS



GREAT ACCESS TO ST ALBERT TRAIL,

YELLOWHEAD TRAIL & ANTHONY HENDAY DRIVE



RETAIL SHOWROOM



Holy Cross Cometery

MISTATIM

Real Canadian Superstore St Albert Trail

Twin Willows Golf Club

OEM Remanufacturing 🖻

Smokin' Barrels Gemini Bridal Prom 😁 **Tuxedo Centre**

HAWIN PARK ESTATE INDUSTRIAL

CARLETON

INDUSTRIAL

MITCHELL

Costco Wholesale

DOMINION

INDUSTRIAL

NCommercial

RAMPART INDUSTRIAL

Toyota Northwest

Cineplex Cinemas North

NORTHWEST

EDMONTON

CARLTON

Hudson Pa

Hathawa

HUDSON

Best Buy 🖨

BROWN

DOVERCOU

NCommercial

Additional Information

LEGAL DESCRIPTION	Plan 2321371 Blk 1 Lot 1
ZONING	IB (Industrial Business)
BAY DIMENSIONS	Building 5 - 34' x 118' 8"
CEILING HEIGHT	28'
HEATING	RTU's and OH Furnace
POWER	120/208V, 225A
DRAINAGE	Can be added
LIGHTING	LED
PARKING	333 spaces available
LOADING PER BAY	(1) Grade 12'x14' (1) Dock 9'x10'
DRAINAGE	TBC
SIGNAGE	Opportunities available
TENANT IMPROVEMENT ALLOWANCE	10% office
LEASE RATE	Market
LEASE TERM	3-5 years
OPERATING COSTS	\$5.90/sq.ft./annum (2024 estimate) includes common area maintenance, property taxes, building insurance and management fees











104,057 daytime populati





66,821 Employees

4,377 businesses



\$2.99B TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

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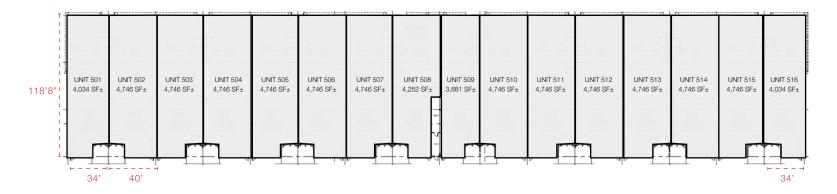




SIZES AVAILABLE BUILDING 5 4,034 - 73,153 SF TYPICAL BAY SIZE 40' x 118'8" SF

NCommercial

BUILDING 5: 4,034 - 73,153 SF





CHAD GRIFFITHS

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