



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

COMING SOON

Pinnacle Park

FLEX INDUSTRIAL / RETAIL SHOWROOM

*PROGRESS AS OF FEBRUARY 2025

14103 - 156 STREET, EDMONTON, AB

FOR LEASE



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



780 436 7410



NAI EDMONTON.COM

CHAD GRIFFITHS
Partner, Associate Broker
780 436 7414
cgriffiths@naiedmonton.com

DREW JOSLIN
Associate
780 540 9100
djoslin@naiedmonton.com

RYAN BROWN
Partner
587 635 2486
rbrown@naiedmonton.com

KEVIN MOCKFORD
Senior Associate
587 635 2484
kmockford@naiedmonton.com

GORDIE LOUGH
Associate
587 635 5610
glough@naiedmonton.com

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

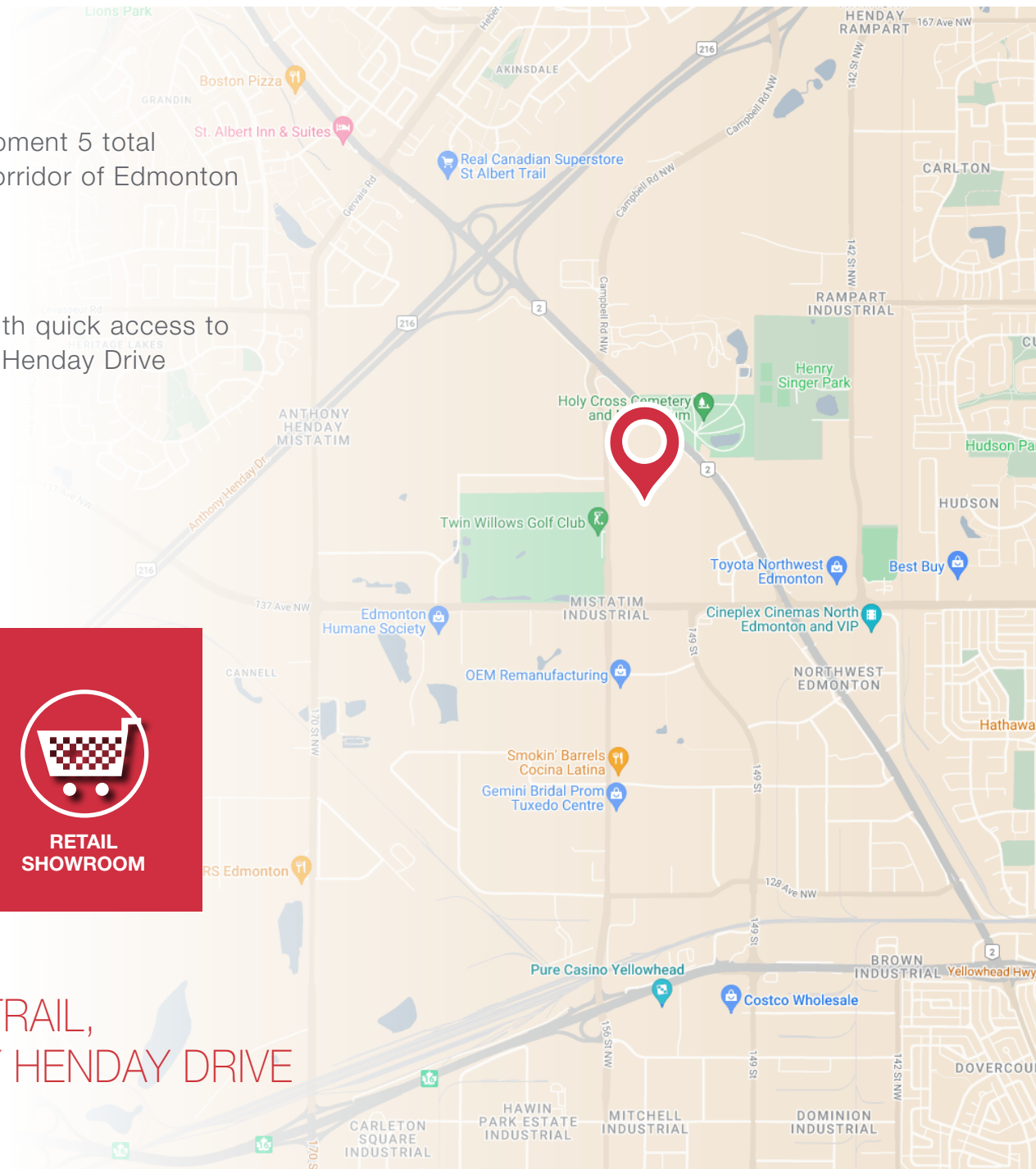


CONTRACTOR BAYS



RETAIL
SHOWROOM

GREAT ACCESS TO ST ALBERT TRAIL,
YELLOWHEAD TRAIL & ANTHONY HENDAY DRIVE



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



12,200 VPD
156 STREET N OF 137 AVENUE



104,057
DAYTIME POPULATION



2.6%
ANNUAL GROWTH 2023 - 2033



66,821 4,377
EMPLOYEES BUSINESSES



\$2.99B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

SIZES AVAILABLE

BUILDING 5

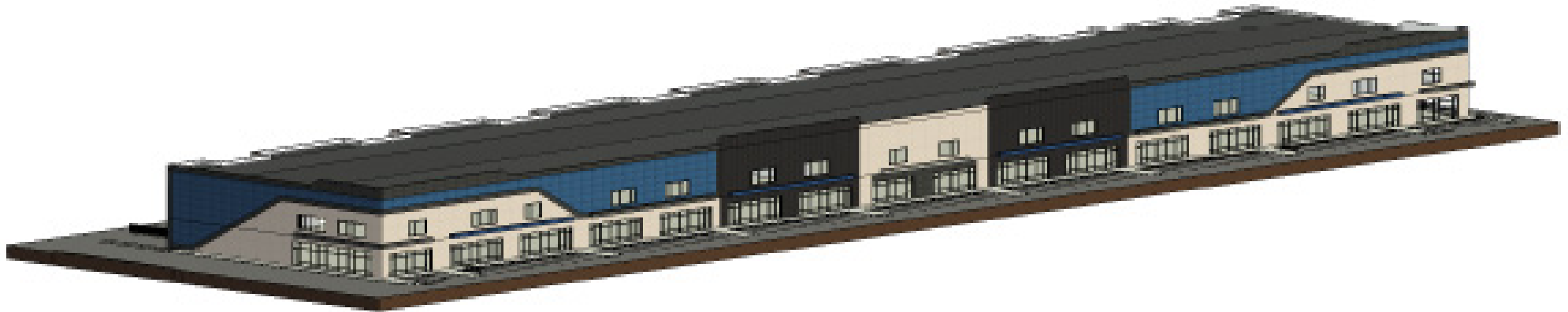
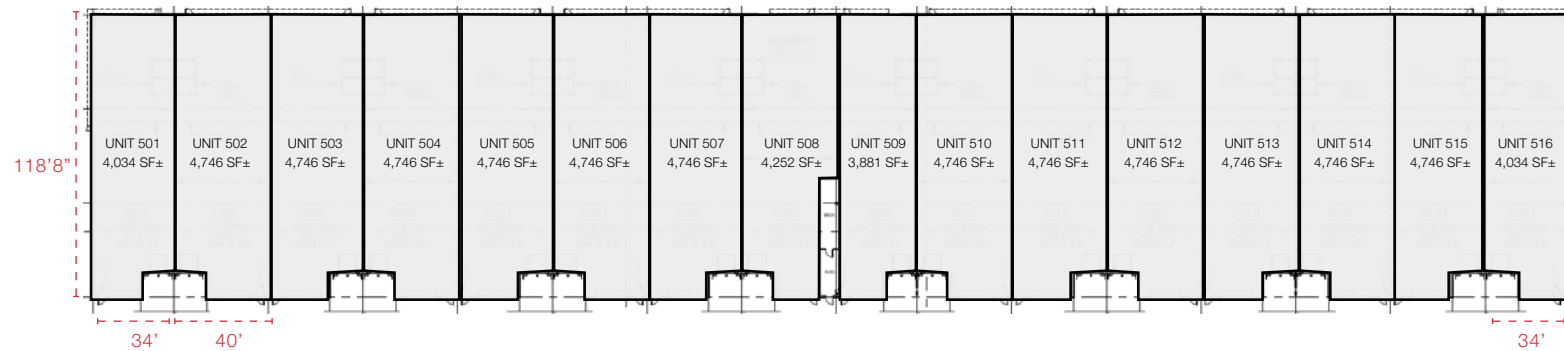
4,034 - 73,153 SF

TYPICAL BAY SIZE

40' x 118'8" SF



BUILDING 5: 4,034 - 73,153 SF



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