

FOR LEASE

12836 153 Street,
Edmonton, Alberta



PRIME INDUSTRIAL SPACE IN NORTHWEST EDMONTON

REMAX Commercial Excel presents an industrial opportunity in Northwest Edmonton, offering a functional and flexible space well-suited for a variety of industrial users.

Situated in a well-connected industrial area, the property provides convenient access to major transportation routes, supporting efficient distribution and operations.

The building features a practical combination of warehouse and mezzanine space, with dock loading, generous ceiling height, and ample yard area available—ideal for businesses requiring both indoor and outdoor functionality.

Surrounded by a diverse mix of industrial and commercial users, the location also offers proximity to retail amenities, service providers, and key employment zones, making it a convenient and efficient choice for tenants.

This opportunity presents a solid leasing option in a high-demand market, with the infrastructure and location to support long-term operational success.

PROPERTY DETAILS

Size	Main: ± 6,777 SF Mezz: ± 900 SF
Zoning	IM
Yard	Up to 3.5 acres (additional yard \$1.50/SF)
Loading	Dock
Ceiling Height	22'
Power	200 AMP
Heating	Forced Air
Rate	\$12.00 PSF
Operating Costs	\$5.90 PSF



STREET
VIEW



MAP
VIEW

REMAX
COMMERCIAL
Excel

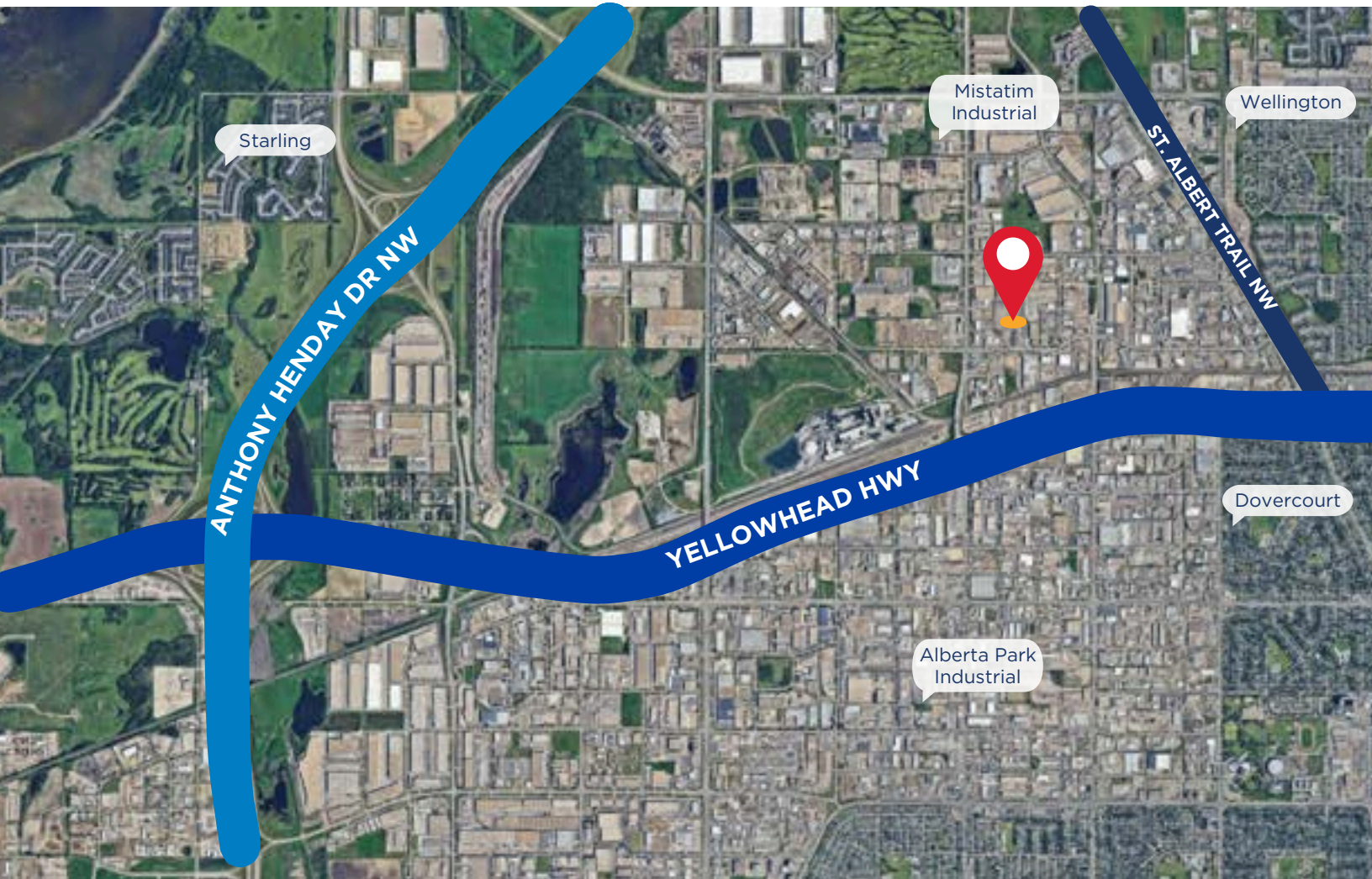
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MORE INFORMATION






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