

FOR LEASE

# INDUSTRIAL LAND

12903 - 156 STREET

Edmonton, AB



Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



## PROPERTY OVERVIEW

- + IM zoning (Medium Industrial)
- + Site dimensions:  $\pm 235' \times 476'$
- + High visibility on 156th Street, which sees 23,400 vehicles per day
- + Heated office trailer
- + Well prepared, graveled and compacted yard
- + Yard lighting

## 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

### DANE LOCKE

Vice President  
+1 780 917 4648  
dane.locke@cbre.com

### BRAYLON KLEMCHUK

Sales Representative  
+1 780 229 4687  
braylon.klemchuk@cbre.com

[www.cbre.ca/edmonton](http://www.cbre.ca/edmonton)

**CBRE**



# FOR LEASE INDUSTRIAL LAND

12903 - 156 STREET  
Edmonton, AB

## PROPERTY DETAILS

<b>Legal Description</b>	Plan 0422255; Block 102; Lot 32	<b>Assessment</b>	\$2,460,500
<b>Zoning</b>	IM - Medium Industrial	<b>Lease Rate</b>	\$12,000 / month (net)
<b>Lot Size</b>	2.66 Acres	<b>Taxes</b>	\$54,263.47
<b>Business Park</b>	Mistatim Industrial Park		



\*(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"). 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 The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.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.

[www.cbre.ca/edmonton](http://www.cbre.ca/edmonton)

**CBRE**