

FOR LEASE

BONAVENTURE DISTRIBUTION

15305, 15309 & 15311 128 Avenue
Edmonton, AB

**MULTIPLE CONFIGURATIONS
56,627 SF UP TO 173,318 SF**

**AVAILABLE
AUGUST - OCTOBER 2025**

DOCK & GRADE LOADING

1.12 - 3.00 +/- ACRES OF YARD

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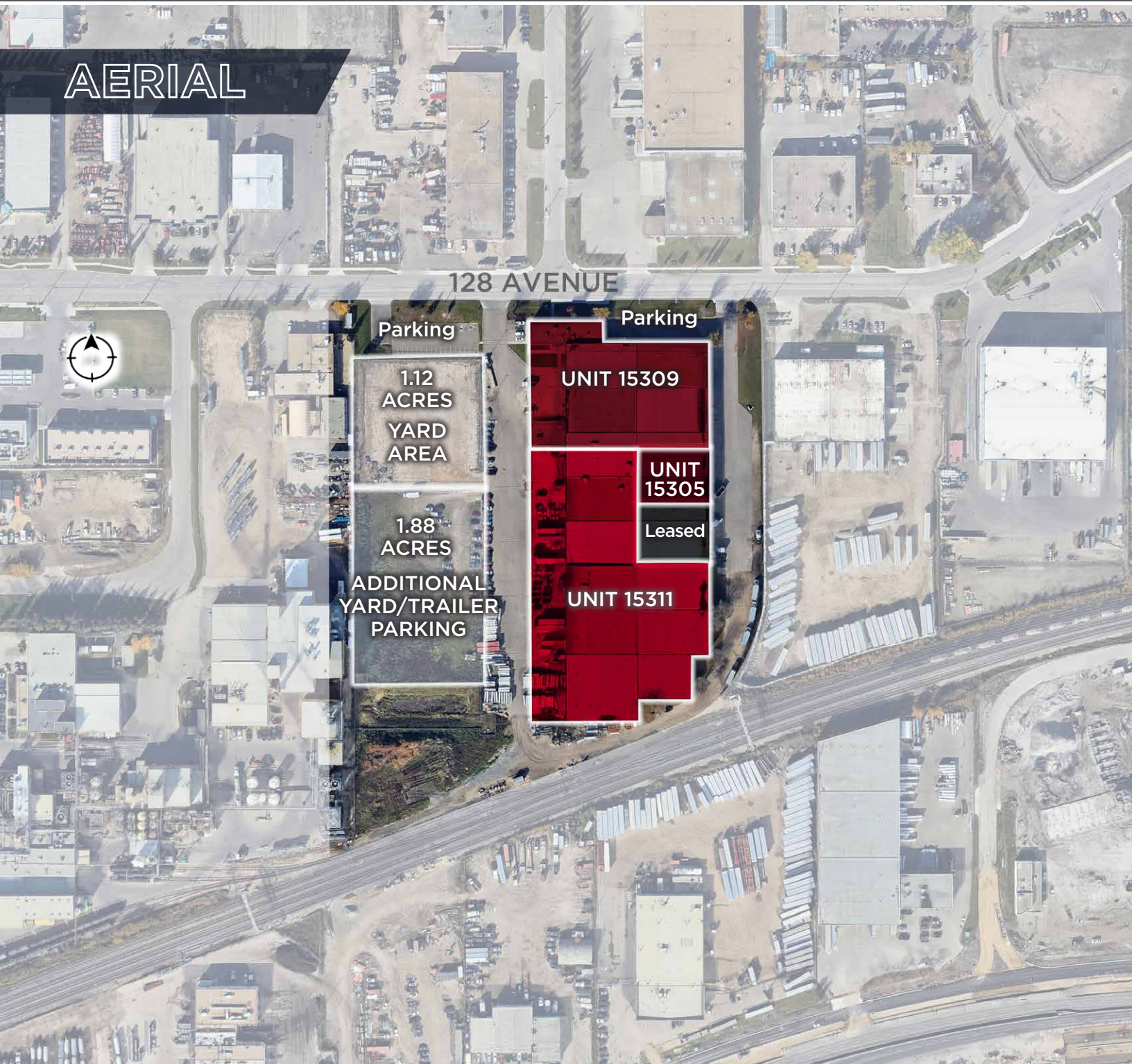
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PROPERTY HIGHLIGHTS

3 DEMISED SPACES TOTALLING UP TO 173,318 SF ON 12.54 ACRES

- 1.12 acres of existing graveled yard \$1.25 per SF
- Potential for additional 1.88 Acres of yard
- Excellent access to major roadways including Yellowhead Trail, St. Albert Trail, 156 Street, 170 Street, and Anthony Henday Ring Road
- 2 access points to the property for drive around access

AERIAL



PROPERTY DETAILS

MUNICIPAL ADDRESS

15305, 15309 & 15311 128 Avenue

ZONING

IM - Medium Industrial

POWER

2000 Amp, 347/600 Volt

CEILING HEIGHT

24'

LEASE RATE

Entire Building:
Starting at \$7.75 per SF

OPERATING COSTS

Total: \$5.50 per SF
(Estimated 2025, including Cam and Taxes)

YARD RATE

\$1.25 per SF

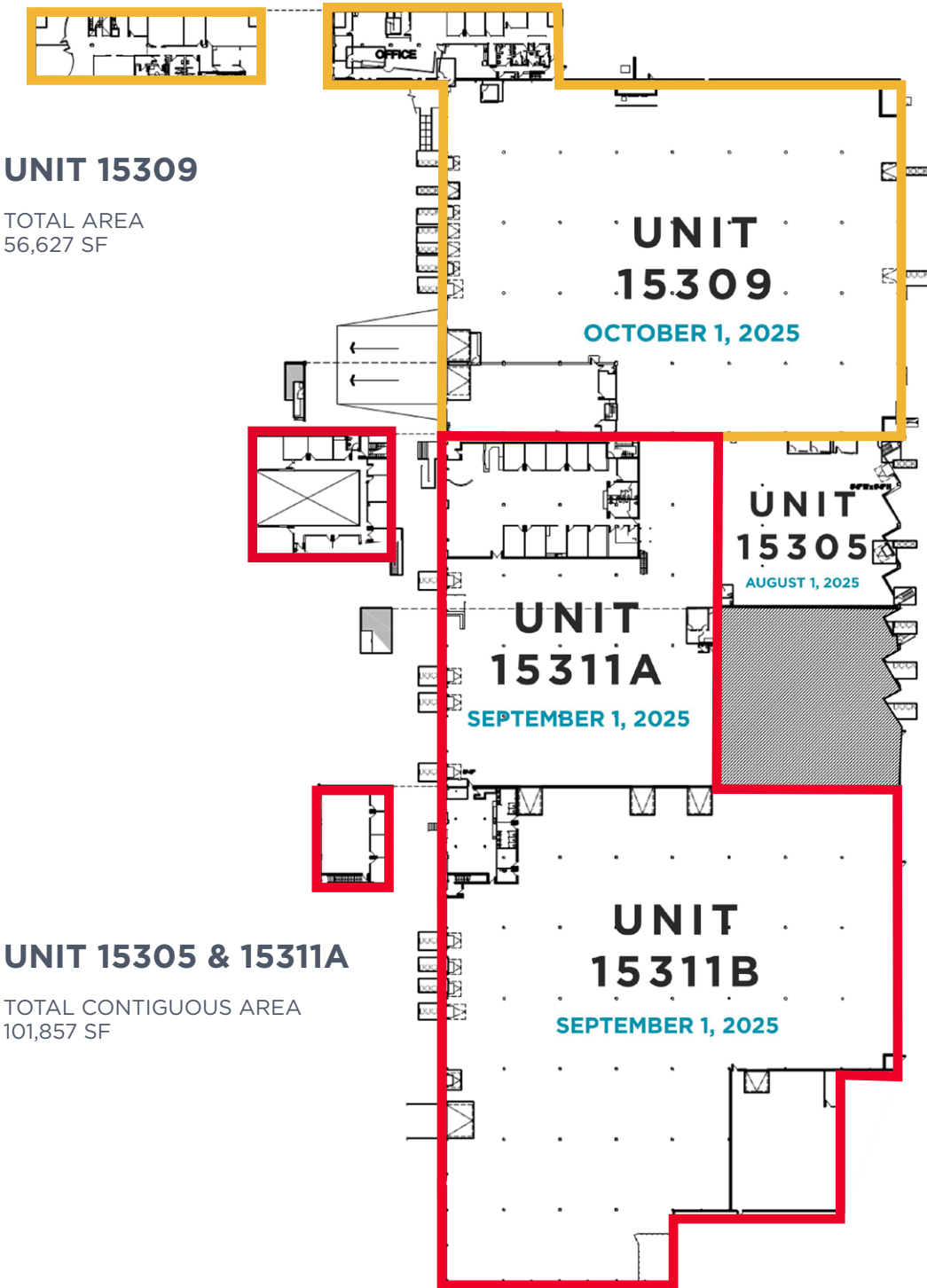
UNIT	AVAILABLE SF	LOADING	AVAILABILITY
15305	± 9,784	(2) Dock	August 1, 2025
15309	± 56,627	(7) Dock & (2) Grade	October 1, 2025
15311A	± 33,456	(4) Dock	September 1, 2025
15311B	± 68,401	(5) Dock & (1) Grade	September 1, 2025

* All spaces contiguous for a maximum total of 173,318 SF

PROPERTY AERIAL



BUILDING PLAN - SCENARIO 1



UNIT 15309

TOTAL AREA
56,627 SF

**UNIT
15309**

OCTOBER 1, 2025

**UNIT
15305**

AUGUST 1, 2025

**UNIT
15311A**

SEPTEMBER 1, 2025

**UNIT
15311B**

SEPTEMBER 1, 2025

UNIT 15305 & 15311A

TOTAL CONTIGUOUS AREA
101,857 SF

LEASE RATE

\$7.75 per SF

OPERATING COSTS (2025)

\$5.50 per SF

BUILDING PLAN - SCENARIO 2

UNIT 15309, 15305, 15311A

TOTAL CONTIGUOUS AREA
99,867 SF

UNIT 15309

OCTOBER 1, 2025

UNIT 15305

AUGUST 1, 2025

UNIT 15311A

SEPTEMBER 1, 2025

UNIT 15311B

TOTAL AREA
68,401 SF

UNIT 15311B

SEPTEMBER 1, 2025

LEASE RATE

\$7.75 per SF

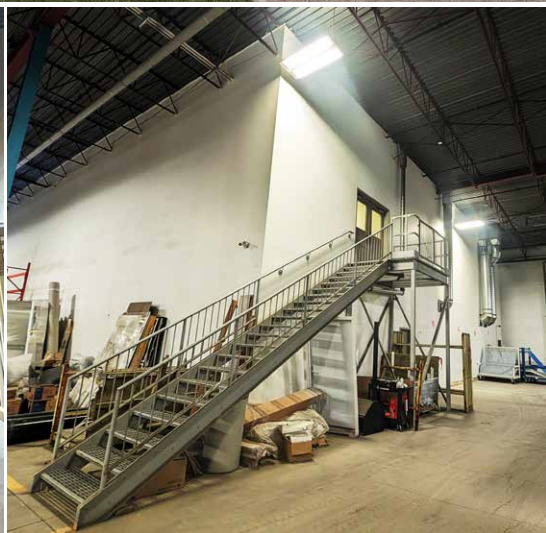
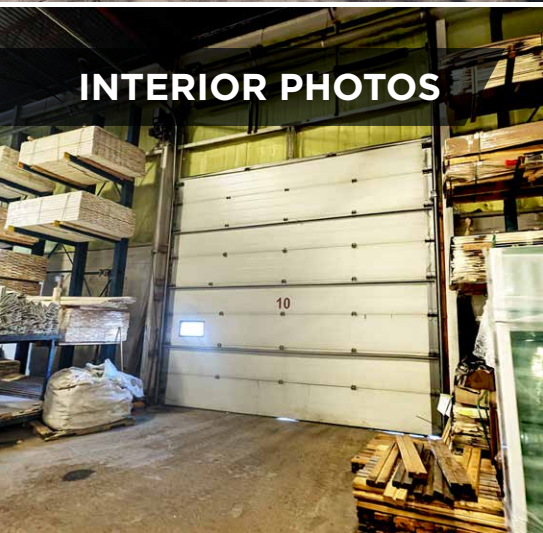
OPERATING COSTS (2025)

\$5.50 per SF

PROPERTY PHOTOS



INTERIOR PHOTOS





Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.





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