



## **NORTH WEST** Business Park

### **Unique industrial opportunity available in northwest Edmonton**

Situated along the major east/west route of 137 Avenue and the north/south routes of 156 Street and 149 Street, Northwest Business Park offers prominent visibility and excellent signage opportunities.

With 1.3 million sq. ft. of space ideal for feature showrooms and businesses with high office components, the Park caters to a range of industrial users including distribution centres, advanced manufacturing facilities and technology firms. Proximity to Anthony Henday Drive and Yellowhead Highway expedite tenants' delivery and travel time within Edmonton and other Alberta markets.



Surrounded by a multitude of amenities including restaurants, cafes, retail shops, personal service, and more



Immediate access to Stony Plain Road, Anthony Henday Drive, and Yellowhead Trail



Ideal for small-bay tenants

### **Leasing Contacts**

**KELLY PAWLIK** Associate  
Vice President, Industrial - Edmonton  
**Desk:** 780.498.8912 **Cell:** 780.288.7272  
**E-mail:** [kpawlik@oneproperties.com](mailto:kpawlik@oneproperties.com)

[oneproperties.com](https://www.oneproperties.com)

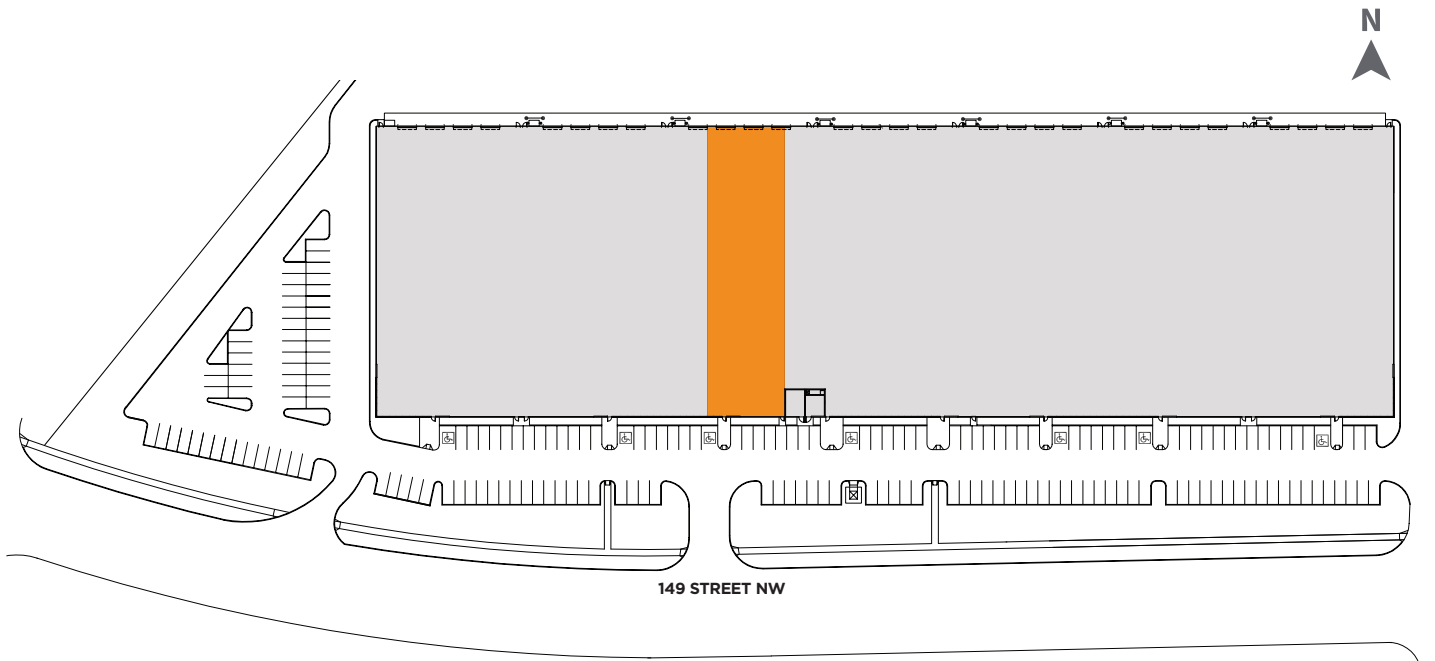
updated 2022-06-23

# For Lease

Northwest Business Park  
13453 149 Street NW, Edmonton

## Details

Municipal Address	13453 149 Street NW, Edmonton	Availability	Immediate
Area Available	+/- 16,263 SQ. FT.	Loading	14 x 16 FT grade doors with electrical operators
Total Building Size	+/- 169,400 SQ. FT.	Clear Height	28 FT.
Power	2000 A, 347/600 V	Sprinklers	ESFR
Zoning	Industrial Business (I-B)	Other details	Close proximity to significant amenities and public transportation



Learn more:  
[oneproperties.com/northwest-business-park](https://oneproperties.com/northwest-business-park)

Subscribe to our newsletter:  
[bit.ly/one-edm-industrial-newsletter](https://bit.ly/one-edm-industrial-newsletter)

