

Bonaventure Building 14604 134 Avenue

Edmonton, Alberta



PROPERTY HIGHLIGHTS

- Manufacturing / Distribution space within the Bonaventure Business Park with easy access to St. Albert Trail, the Yellowhead Highway, and the Henday
- 33,096 SF of warehouse/showroom space
- Turn-key improvements available
- Available Immediately

Site Tour Information Site tours by appointment only

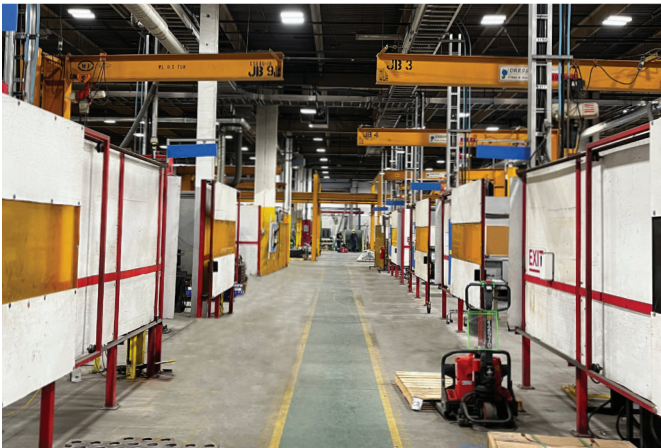
Lucas Leisen | Leasing Manager 780.934.2929 | lucas@yorkrealty.ca
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Canadian Western Bank Place

Suite 1600, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

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DETAILS

Type	Industrial Showroom/ Warehouse
Zoning	(IB) Industrial Business Zone
Year Built	1979
Ceiling Height	22' Clear
Total Vacant	33,096 SF
Power	1200 Amps / 600 Volts 800 Amps / 208 Volts
HVAC	Unit heaters and roof top units
Heating	Roof top units
Lighting	LED
Fiber Optics	Available
Loading	Sixteen (16) loading doors Four (4) Overhead grade doors Twelve (12) Dock Loading Doors

LEASE INFORMATION

Operating Costs	\$4.28 PSF (est. 2023)
Base Rent	Market
Available	Immediately

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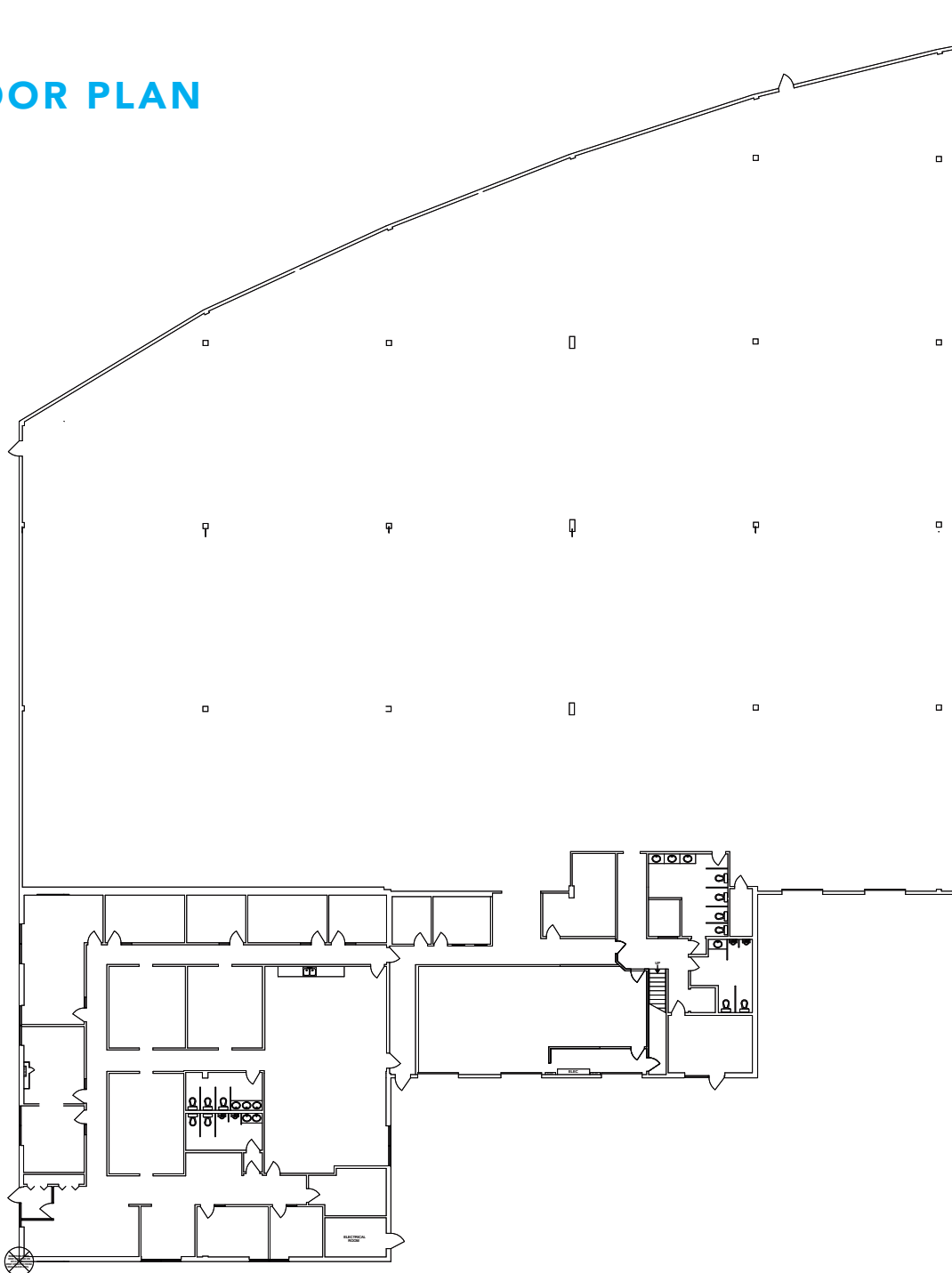
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FLOOR PLAN



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