



115

Avenue North West,
Henday Industrial Park,
Building 3

Unit 21342 – 19,890sf

Available Immediately

19,890 SF
TOTAL RENTABLE SQ FT



55'W x 55'D
BAY SIZE



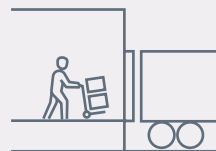
18,665 SF
WAREHOUSE
AREA



28'
CLEAR
HEIGHT



5
DOCK DOORS



Building Details

- High Quality Industrial Building
- Newly developed office area
- Warehouse office

Specifications

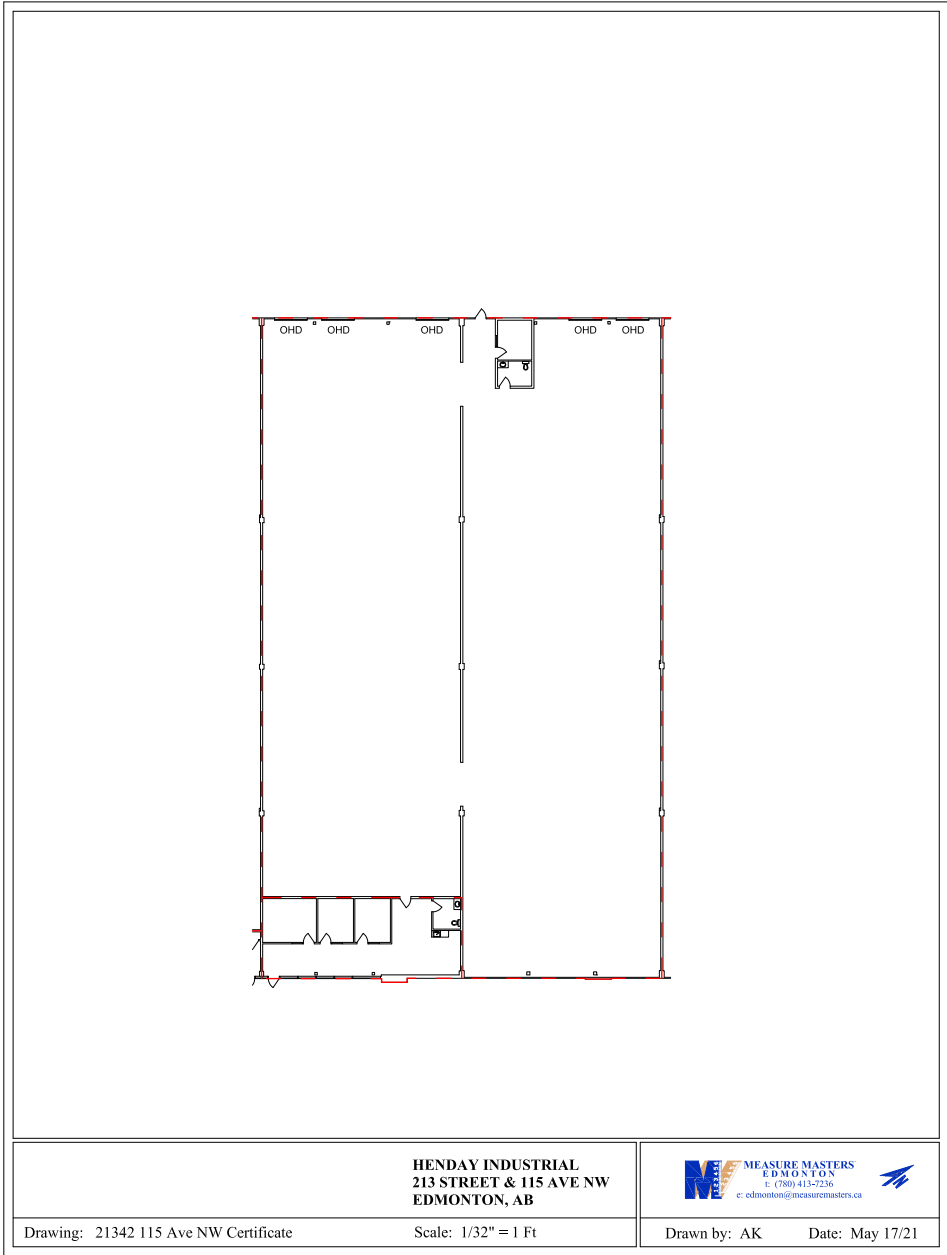
OFFICE	1,225 SQ FT
WAREHOUSE	18,665 SQ FT
TOTAL SQ FT	19,890 SQ FT
TERM	Negotiable
CLEAR HEIGHT	28'
LOADING	Five (5) Dock doors with 40,000 lb. Pneumatic dock levellers
BAY SIZE	55' x 55" & 40' x 55"
HEATING	Gas - fired unit heaters
PARKING	Common Stalls
SPRINKLERS	ESFR
POWER	200 AMPS, 347/600 Volts / 3 Phase 4 Wire
LIGHTING	T5 high output motion-sensored lighting
ZONING	BE - Business Employment zone

ADDITIONAL RENT
\$6.70 psf (2026 estimate)

ASKING RATE
starting \$10.50 psf



Floor Plan



Well-connected to various access points.

- Easy access from Yellowhead highway and Anthony Henday Freeway

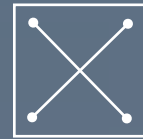




A leader in Canadian property management.

BGO Properties is a leading provider of property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients.

Our trusted team of industry experts sees opportunities where others don't, seeking creative solutions to solve challenges big and small. We strive to develop deep partnerships and provide unrivalled service to enhance our clients' experience and returns.



69M+

SQ.FT. OF ASSETS MANAGED
/ 40% FOR 3RD PARTY CLIENTS
(as of December 31, 2023)



443

PROPERTIES MANAGED
ACROSS CANADA



950+

EMPLOYEES IN
CANADA



Let's get in touch.

TRAVIS DOCHUK
Leasing, Manager

BentallGreenOak (Canada) Limited Partnership, Brokerage

Building E, Commerce South Office Park
Suite 100, 4803-87th Street NW
Edmonton, Alberta
T6E 0V3

780 990 7009 | travis.dochuk@bgo.com

bgo.com

