



**FOR LEASE**  
**18,000-26,000 SF**

# SHOWCASE INDUSTRIAL FOR LEASE

15415 144 St NW, Edmonton, AB

### Property Description

Fronting the main arterial 142nd Street, this property also benefits from full access via the newly constructed 153rd Avenue.

The City of Edmonton has plans to extend 153rd Avenue, further enhancing connectivity between Campbell Road and 142nd Street.

This strategic location places the Naki Transit Centre just a two-minute drive away and positions your business within walking distance of the upcoming Metro Line Northwest LRT station.

With easy access to both the Anthony Henday and Mark Messier Trail (Hwy 2), your establishment will be ideally situated as the final commercial stop before reaching residential neighbourhoods in the northwest.

**± 18,000-26,000 SF**  
PROJECT SIZE

**MARKET**  
ASKING RENT

**SUMMER 2026**  
AVAILABILITY

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

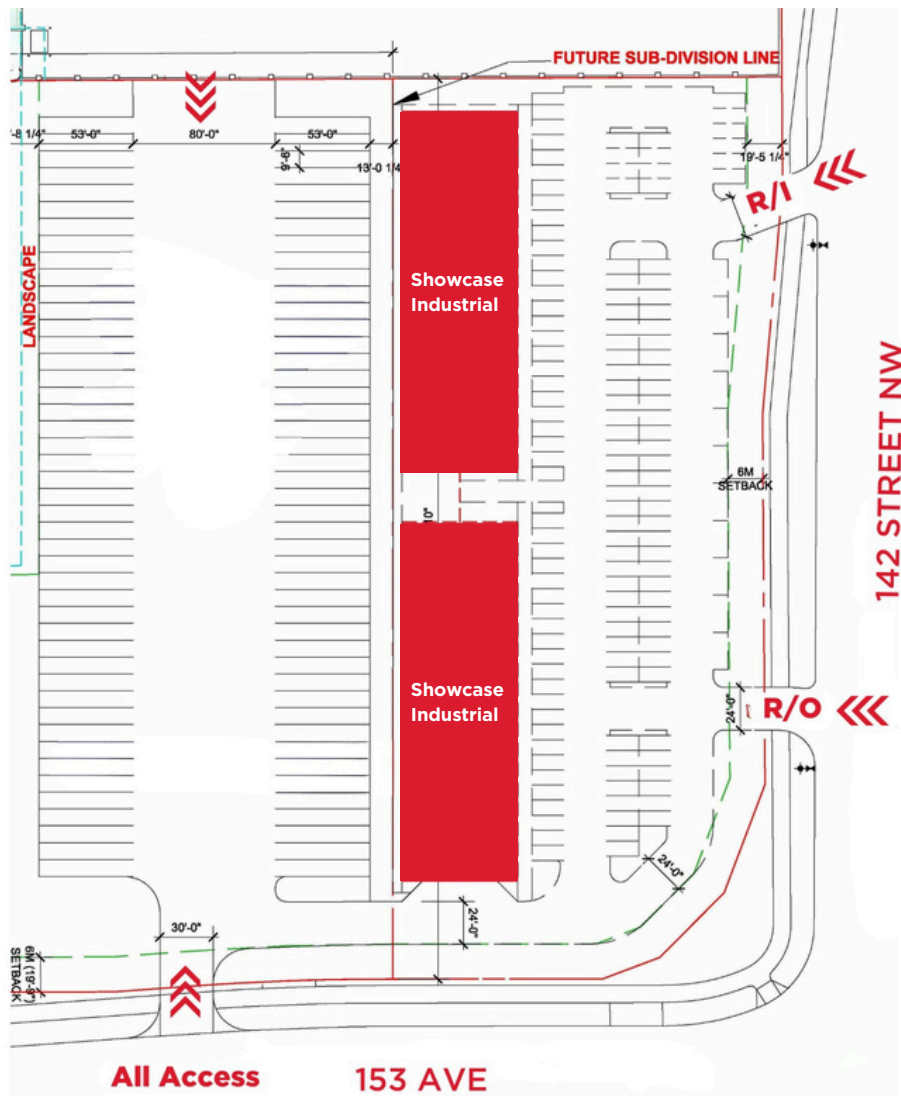
**JEFF RUSSELL**, Senior Associate, Investments

(780) 667-1765

Jeff@russellrealestate.pro



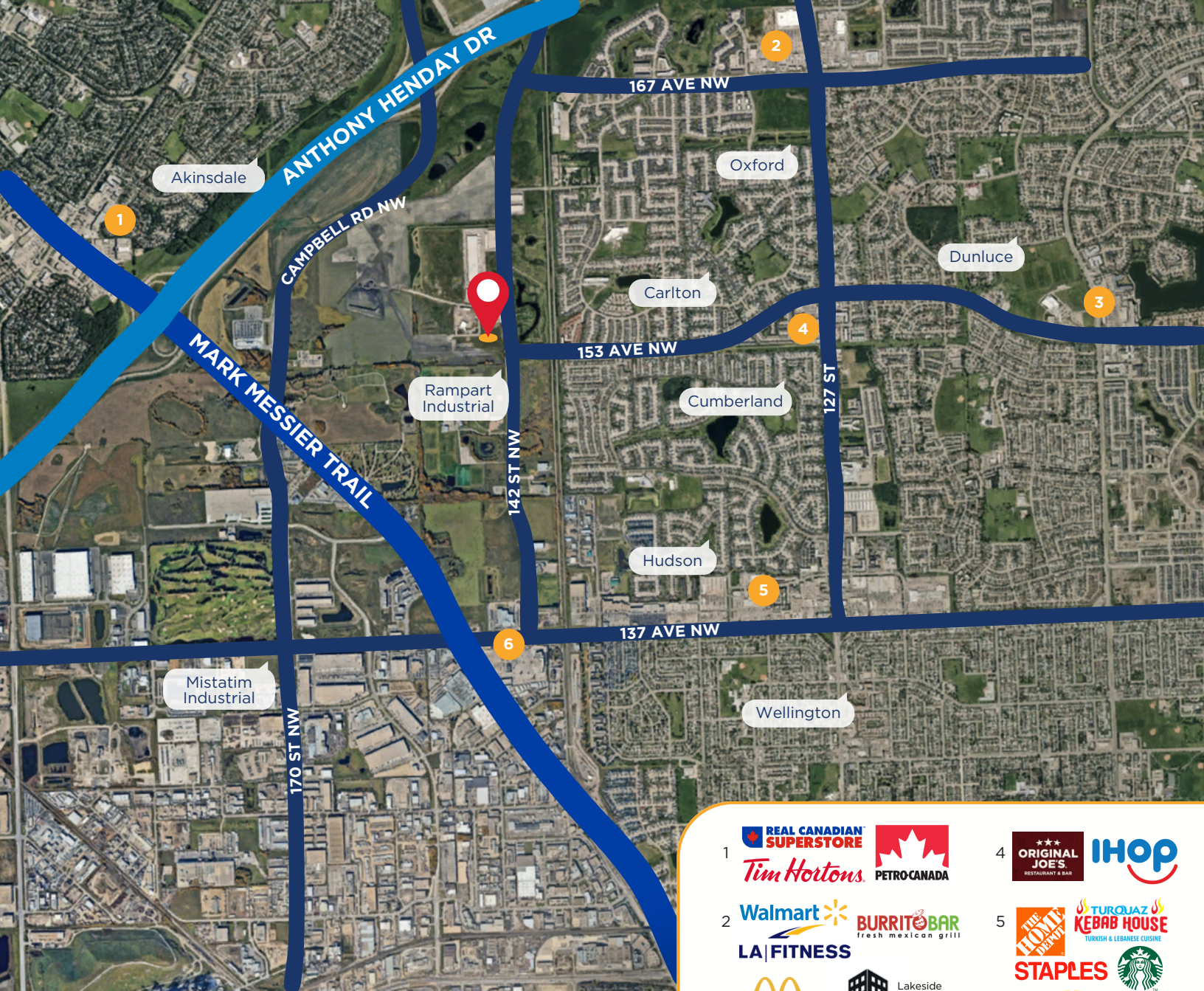
# PROPOSED DEVELOPMENT PLAN



Address	15415 144 Street NW, Edmonton AB
Future Address	142XX 153 Avenue NW
Legal	Easterly 2.5 Acres of Plan 2221265; Block 5; Lot 2
Project Size	± 18,000-26,000 SF
Zoning	Business Employment (formerly IB)
Asking Rents	Negotiable
Operating Expenses	TBD
Availability:	Summer 2026

\*Although the site will be a maximum of 26,000 sf the configuration and size of the final rendering will be subject to tenancies secured and requirements therefor





1 **REAL CANADIAN  
SUPERSTORE**  
*Tim Hortons*



4 **ORIGINAL  
JOE'S**  
RESTAURANT & BAR **IHOP**

2 **Walmart**  
**LA FITNESS**

**BURRITO BAR**  
fresh mexican grill

5 **TURQUAZ  
KEBAB HOUSE**  
TURKISH & LEBANESE CUISINE

3 **McDonald's**



**STARBUCKS**

6 **CINEPLEX**

## CONTACT:

**JEFF RUSSELL**

Senior Associate, Investments

(780) 667-1765

Jeff@russellrealestate.pro



**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | [commercialyeg.ca](http://commercialyeg.ca)

This brochure is for general informational purposes only. No warranty is made regarding the accuracy of the information, which is subject to errors, omissions, price changes, and withdrawal without notice. The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified, and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. RE/MAX Excellence Commercial Division office is independently owned and operated, and shall not be held liable for any loss and damages arising from information provided in this brochure. Please call for more information.