For Lease

Industrial Flex Space

GRADE LOADING | BONUS MEZZANINE | GRANDE PRAIRIE



Demographics

NEIGHBORHOOD
Grande Prairie

POPULATION
67,669

MEDIAN AGE
35

HOUSEHOLD INCOME
$126,929

Building Details

PARKING
Paved Front & Back

YEAR BUILT
2004

TRAFFIC COUNT
27,750 VPD | 116 Avenue
27,510 VPD | 100 Street

Blackstone Commercial Real Estate Services Inc.

Unit 301, 255 17 Avenue SW,
Calgary, Alberta, T2S 0A4
P (403) 214-2344
blackstonecommercial.com

THE AURORA

11402 - 100 Street | Grande Prairie, AB

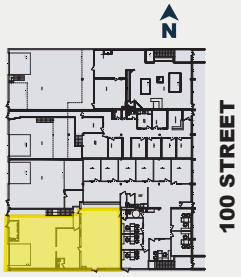
Property Details

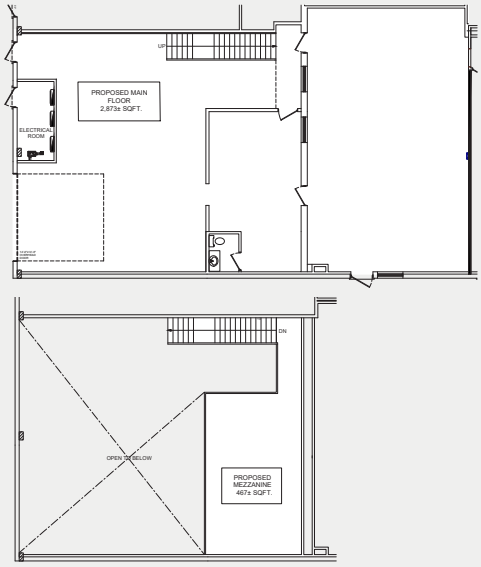
Size Available:	**Unit 11402B**: 2,721 SF plus 467 SF mezzanine
Availability:	Immediately
Net Rate:	**Mainfloor / Mezzanine**: $12.00 PSF
Op Costs:	**Mainfloor**: $7.61 PSF (Est. 2026)
Zoning:	CA - Arterial Commercial

- Flexible industrial/flex premises designed for warehouse, distribution, showroom, and service commercial users
- Grade loading provides efficient access for shipping and receiving
- Additional mezzanine space for storage, office, or operational flexibility
- Tenant improvement opportunities available to suit your business requirements
- Prominent pylon signage available for enhanced brand visibility
- Strategically located on 100 Street across from Safeway, one of Grande Prairie's busiest commercial corridors with outstanding exposure and accessibility

MAIN FLOOR

- **Unit 11402B** | 2,721 SF plus 467 SF mezzanine
- **14' Overhead Door**
- **SW Corner**



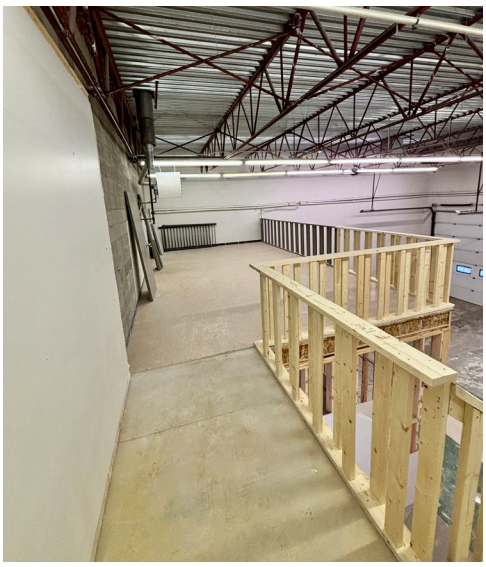


















Building Frontage to 100 Street



Thank you for your interest!

For More Info.

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Blackstone
Commercial Real Estate Services Inc.

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