

FOR LEASE

EIA WAREHOUSE BAYS

4504 - 4576 36 STREET EAST
EDMONTON INTERNATIONAL AIRPORT,
LEDUC COUNTY, AB



DOCK & GRADE LOADING

**INDIVIDUAL BAYS RANGING FROM
2,704 SF - 11,704 SF**

REDUCED LEASE RATE

FULL FEES TO OUTSIDE AGENTS

Cushman & Wakefield Edmonton
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THE OPPORTUNITY

- Individual bays ranging from 2,704 SF - 11,704 SF for immediate occupancy
- The building has both ground side and air side access, giving it a unique proposition to any tenant servicing the airport or airport clients
- Surrounding land is primarily aviation industrial which includes NAV Canada, Enterprise, Avis, Hertz, West Jet, Alberta Fuel, Edmonton Flight Kitchen, Arctic Boilers and Red Cup Distillery



PROPERTY DETAILS

LISTING INFORMATION

LEGAL DESCRIPTION
PLAN 7622428, PORTIONS OF LOTS 83,
84, 85, 86 AND 87.

MARKET
EDMONTON INTERNATIONAL AIRPORT
(LEDUC COUNTY), AB

ZONING
EDMONTON INTERNATIONAL AIRPORT
ZONING REGULATIONS

YEAR BUILT
1978-79

AVAILABLE SPACE

Unit	Loading	Main Floor SF	Mezzanine/ Office SF	Total Available SF
4524	2 dock & 1 grade airside	2,320	384	2,704
4552	4 dock & 1 grade airside	6,096	2,108	8,204
4564	2 dock & 1 grade airside	8,992	1,007	9,999
4576	2 dock & 2 grade airside (no access)	9,137	2,567	11,704

BUILDING DESCRIPTION

POWER
500A, 277/480V, 3 PHASE, 4 WIRE
(TO BE VERIFIED PER UNIT)

LOADING DOORS
DOCK AND GRADE LOADING

HEATING
ROOFTOP HVAC AND NATURAL GAS
FIRED UNIT HEATERS

LIGHTING
T8 FLUORESCENT

CEILING HEIGHT
18' -22' CLEAR

LEASE RATE
\$12.00 PER SF
\$10.50 PER SF

ADDITIONAL RENT:
ESTIMATED \$7.00 PER SF
(TBC)



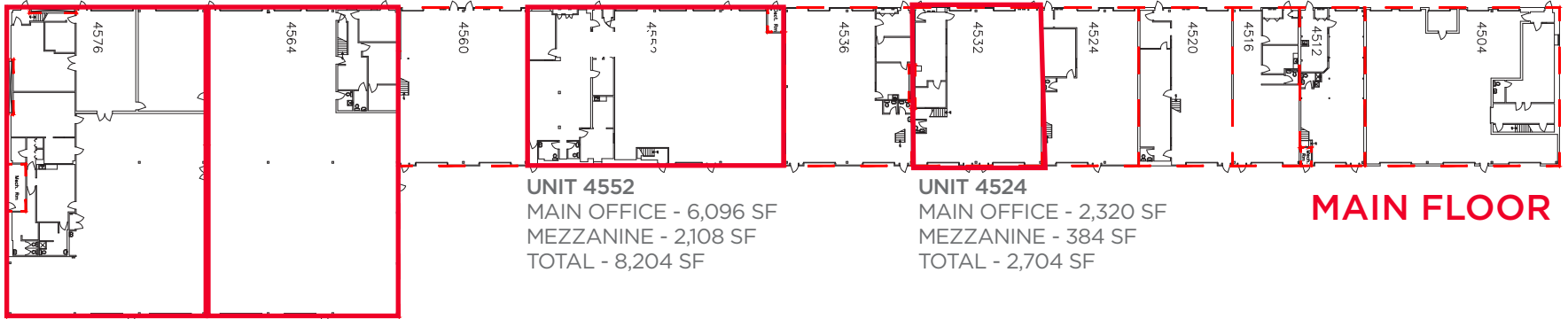
PROPERTY PHOTOS



EXTERIOR PHOTOS



FLOOR PLANS



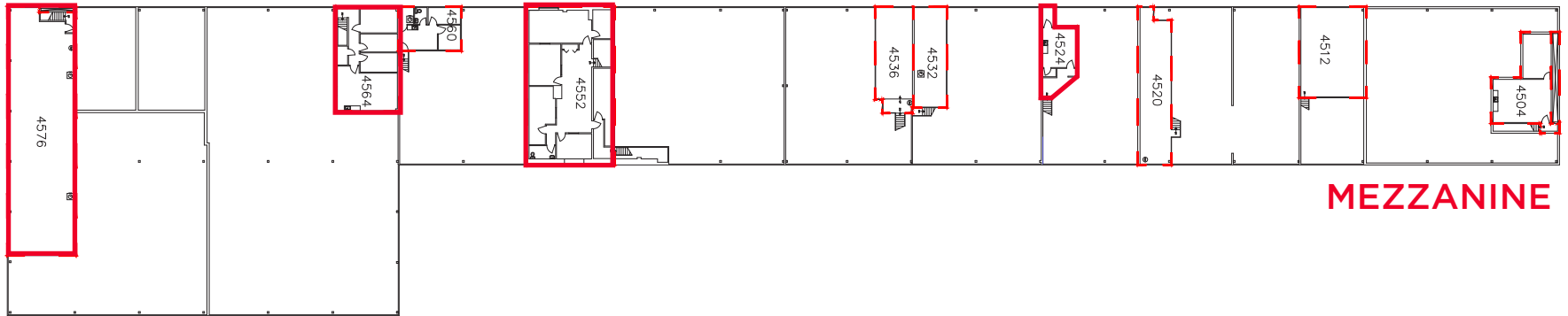
MAIN FLOOR

UNIT 4576
 MAIN OFFICE - 9,137 SF
 MEZZANINE - 2,567 SF
 TOTAL - 11,704 SF

UNIT 4564
 MAIN OFFICE - 8,992 SF
 MEZZANINE - 1,007 SF
 TOTAL - 9,999 SF

UNIT 4552
 MAIN OFFICE - 6,096 SF
 MEZZANINE - 2,108 SF
 TOTAL - 8,204 SF

UNIT 4524
 MAIN OFFICE - 2,320 SF
 MEZZANINE - 384 SF
 TOTAL - 2,704 SF



MEZZANINE