

EASTGATE BUSINESS PARK

FOR SALE/LEASE

Affordable warehousing with some units
offering heavy power, dock and grade loading
20,343 SF Available For Lease



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CUSHMAN & WAKEFIELD
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PROPERTY DETAILS

- Quick and convenient access to 50th Street and the Anthony Henday (Hwy 216) via Baseline Road.
- Close to amenities including food, fitness and grocery.
- Multiple leasing options.
- Professionally managed property, means you can focus on your business.
- Ample marshaling for trailers and parking.

AERIAL



LEASE AVAILABILITIES

Building 1 4741-4745 93 Avenue
14,999 SF (LEASED)

4747-4753 93 Avenue
20,343 SF Available

Building 2

4728 94 Avenue
15,166 SF (LEASED)
4732 94 Avenue
10,816 SF Available (LEASED)

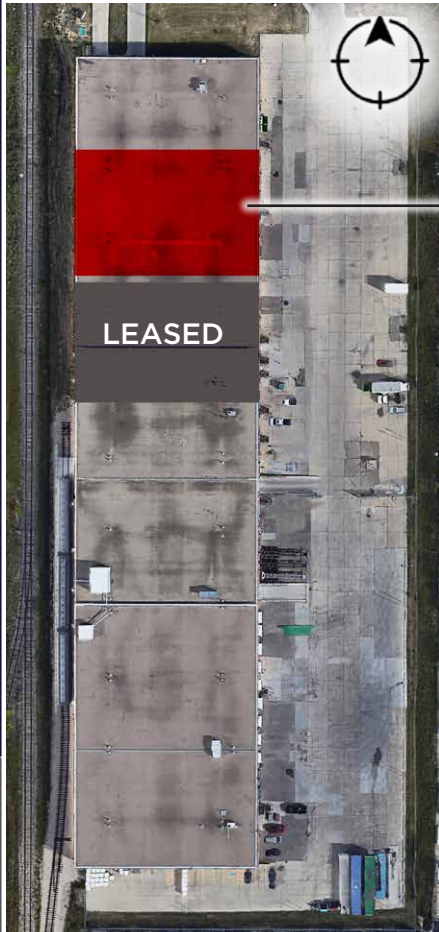
Building 3

4770-94 Avenue
39,503 SF Available
4790-94 Avenue
16,886 SF (LEASED)

SOLD

Building 1

| | |
|------------------------------------|---|
| 4715-4757 93rd Avenue Edmonton, AB | Lighting: T5 and LED |
| Legal: 7820294/9/2 | Column Grid: $\pm 32'$ x $32'$ |
| Year Built: 1980 | Lease Rate: \$6.75 Per SF |
| Zoning: IB (Business Industrial) | Operating Costs: \$5.07 Per SF |
| Site Size: 5.36 Acres | Entire Building Area: 113,673 SF |
| Ceiling Height: 21.5' Clear | Entire Building Sale Price: \$11,935,665 |
| Sprinklers | |



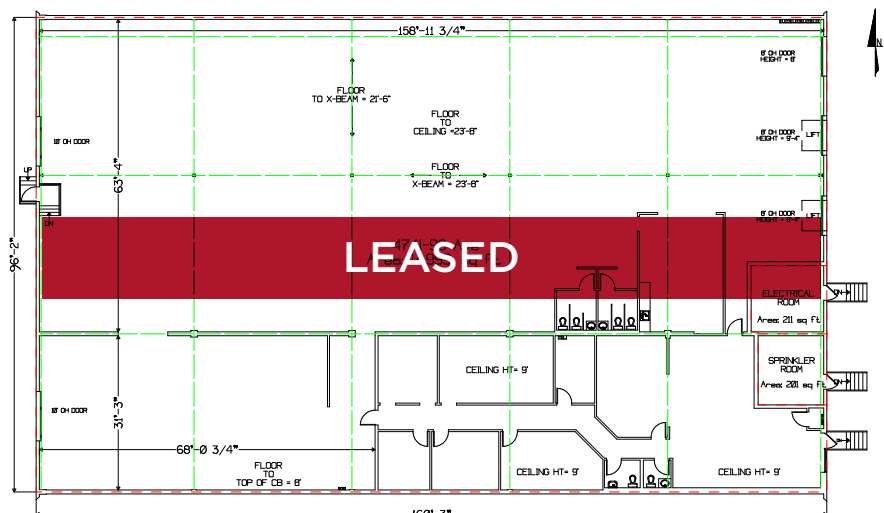
UNIT 4747-4753 93 Avenue

Warehouse: 20,343 SF

* no office buildout

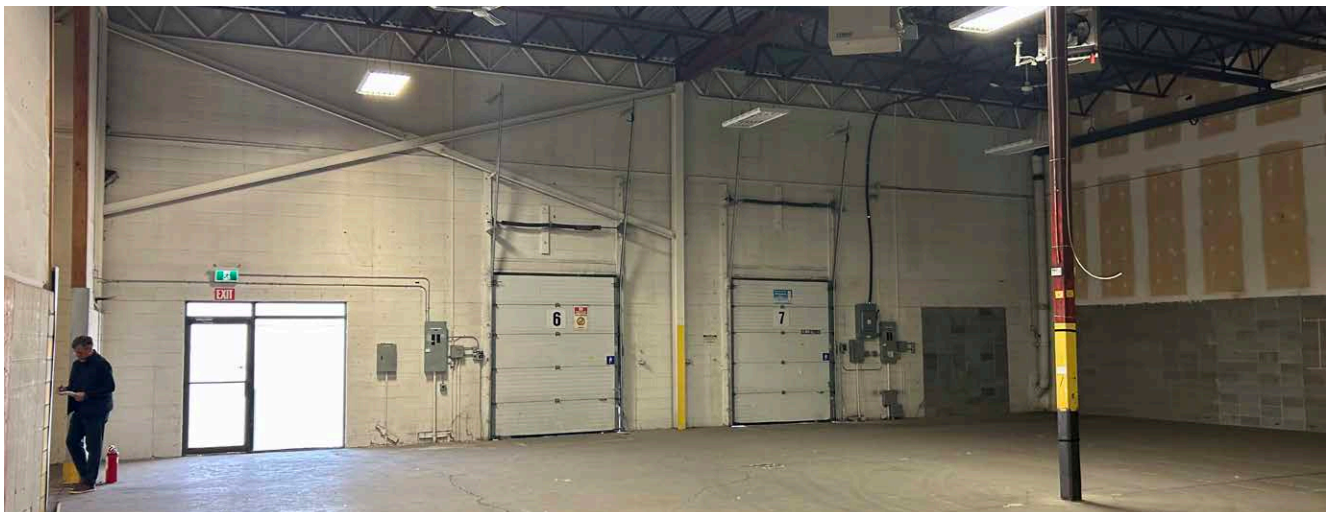
Loading: (5) Dock Doors, 4 with levelers

BUILDING 1 FLOOR PLAN 4741-4745 93 AVENUE



Building 1

BUILDING PHOTOS



Building 2

| | |
|----------------------------------|--|
| 4744 94th Avenue | Lighting: T5 |
| Legal: 7820294/9/8 | Column Grid: ±32' x 32' |
| Year Built: 1979 | Lease Rate: FULLY LEASED |
| Zoning: IB (Business Industrial) | Operating Costs: \$5.00 Per SF |
| Site Size: 3.71 Acres | Entire Building Area: 81,149 SF |
| Ceiling Height: 21.5' | Entire Building Sale Price: \$8,520,645 |
| Sprinklers | |



FULLY LEASED

4732 94th Avenue

Office: +/- 300 SF

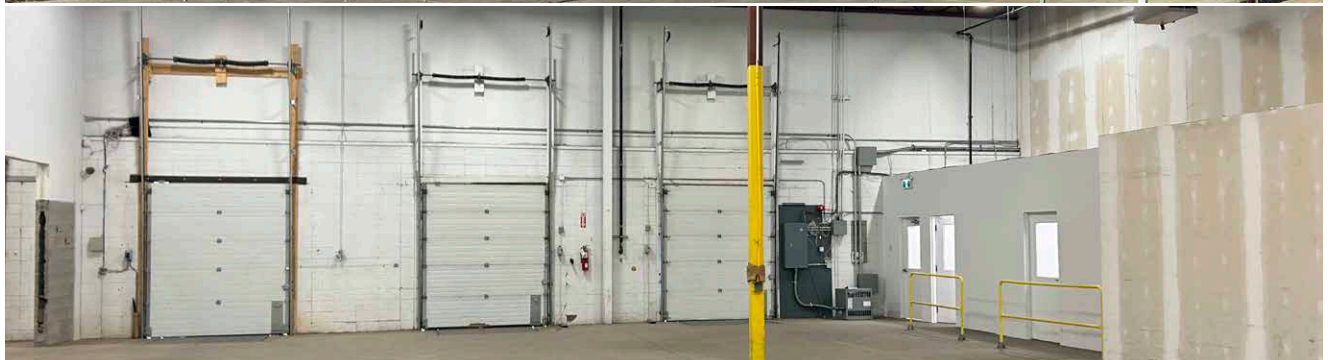
Warehouse: +/- 10,516 SF

Total: +/- 10,816 SF

Loading: (3) Dock with levelers

Office area: Includes 3 offices

BUILDING PHOTOS



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