

EASTGATE BUSINESS PARK

FOR SALE/LEASE

Affordable warehousing with some units offering heavy power, dock and grade loading

14,999 SF to 56,414 SF Contiguous Space Available For Lease



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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 Available

4747-4753 93 Avenue
20,343 SF Available

Building 2 4728-4732 94 Avenue
25,982 SF Available

Building 3 4770-94 Avenue
39,528 SF Available
4790-94 Avenue
16,886 SF Available

Building 1

4715-4757 93rd Avenue Edmonton, AB	Lighting: T5 and LED
Legal: 7820294/9/2	Column Grid: ±32' x 32'
Year Built: 1980	Lease Rate: \$6.75 Per SF
Zoning: IB (Business Industrial)	Operating Costs: \$4.60 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

UNIT 4741-4745 93 Avenue

Office: +/- 2,870 SF

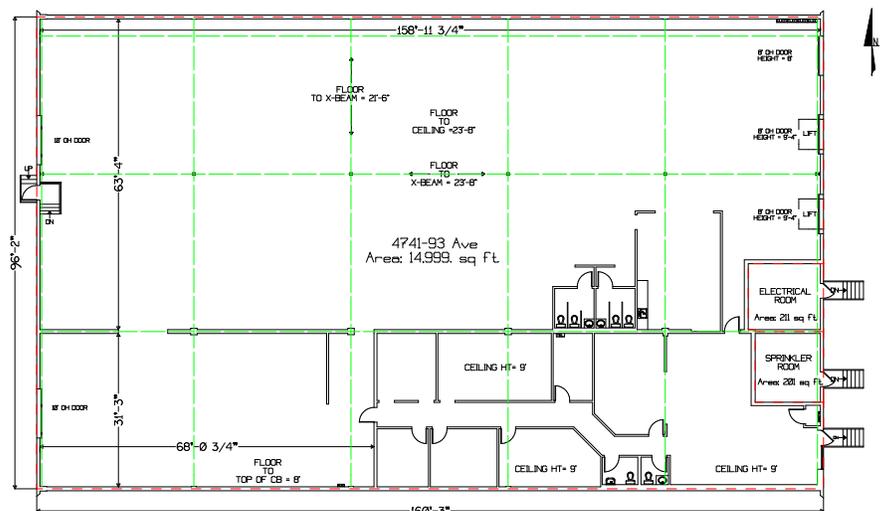
Warehouse: 12,129 SF

Total: +/-14,999 SF

Loading: (3) Dock with levelers

Power: 400 AMP/600 Volt/3 Phase

BUILDING 1 FLOOR PLAN 4741-4745 93 AVENUE



Building 1

BUILDING PHOTOS



Building 2

4718 -4744 94th Avenue	Lighting: T5
Legal: 7820294/9/8	Column Grid: $\pm 32'$ x $32'$
Year Built: 1979	Lease Rate: \$6.75 Per SF
Zoning: IB (Business Industrial)	Operating Costs: \$4.70 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	



4728-4732 94th Avenue

Office: +/- 300 SF

Warehouse: 25,682 SF

Total: +/-25,982 SF

Loading: (7) Dock with levelers

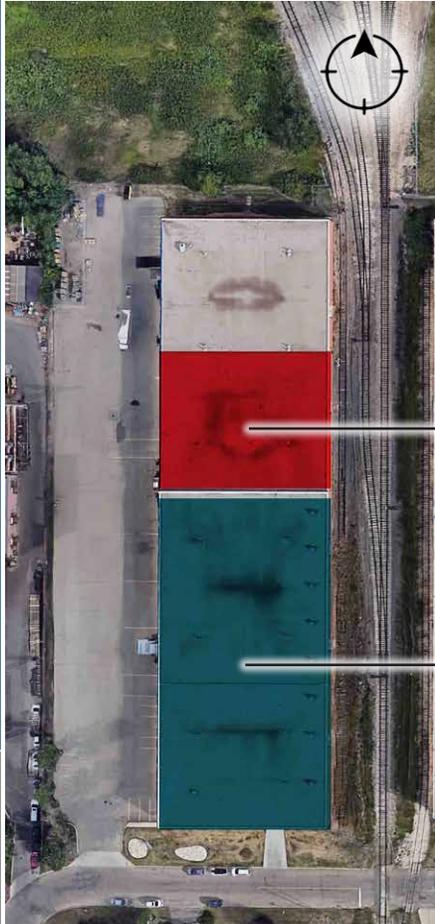
Office area: Includes 3 offices
and 2 bathrooms

BUILDING PHOTOS



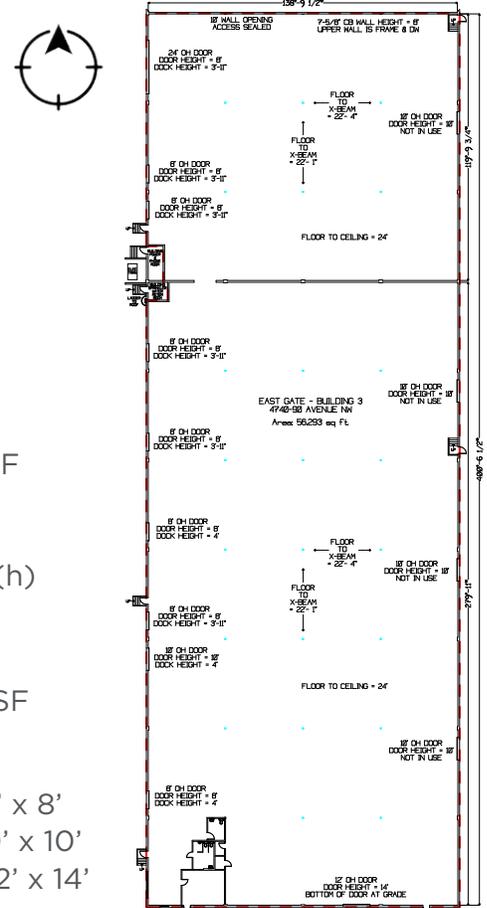
Building 3

4770-4794 94th Avenue	Lighting: T5
Legal: 7820294/4/17	Column Grid: ±32' x 32'
Year Built: 1979	Operating Costs: \$4.01 Per SF
Zoning: IB (Business Industrial)	Entire Building Area: 71,573 SF
Site Size: 3.29 Acres	Entire Building Sale Price: \$7,515,165
Ceiling Height: 21.5'	Lease rate: \$6.75 Per SF
Sprinklers	



UNIT 4790
 Warehouse: 16,866 SF
 Loading:
 (2) Dock 8' x 8'
 (1) Dock 24'(w) x 8'(h)

UNIT 4770
 Warehouse: 39,528 SF
 Small office/
 showroom buildout
 Loading: (5) Dock 8' x 8'
 (1) Dock 10' x 10'
 (1) Grade 12' x 14'



BUILDING PHOTO



AERIAL





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