

EASTGATE BUSINESS PARK

FOR SALE/LEASE

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

10,816 SF - 20,343 SF 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 4747-4753 93 Avenue
20,343 SF Available

Building 2 4732 94 Avenue
10,816 SF Available

Building 1

4715-4757 93rd Avenue Edmonton, AB

Legal: 7820294/9/2

Year Built: 1980

Zoning: IB (Business Industrial)

Site Size: 5.36 Acres

Ceiling Height: 21.5' Clear

Sprinklers

Lighting: T5 and LED

Column Grid: $\pm 32'$ x $32'$

Lease Rate: \$6.75 Per SF

Operating Costs: \$5.44 Per SF

Entire Building Area: 113,673 SF

Entire Building Sale Price: \$11,935,665



UNIT 4747-4753 93 Avenue

Warehouse: 20,343 SF

* no office buildout

Loading: (5) Dock Doors, 4 with levelers



Building 2

4744 94th Avenue	Lighting: T5
Legal: 7820294/9/8	Column Grid: ±32' x 32'
Year Built: 1979	Lease Rate: \$6.75 Per SF
Zoning: IB (Business Industrial)	Operating Costs: \$5.47 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	



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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