

EASTGATE BUSINESS PARK

FOR SALE/LEASE

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

14,407 SF - 35,342 SF Available For Lease



Chris Van Den Biggelaar
Associate Partner
780 200 0353
chris.biggelaar@cwedm.com

Doug Greschuk
Partner
780 722 4344
doug.greschuk@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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

4741-4745 93 Avenue
14,999 SF Available

Building 2 4744 94 Avenue
14,407 SF Available
September 1, 2026

Building 1

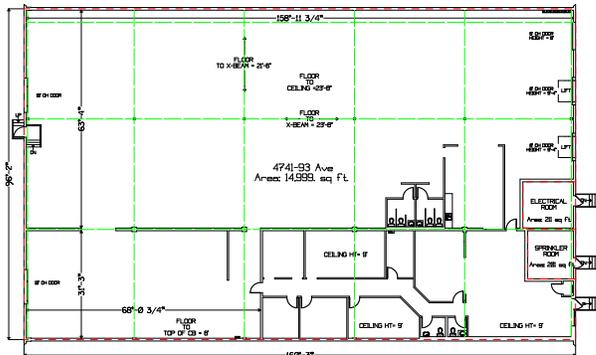
4715-4757 93rd Avenue Edmonton, AB	Lighting: T5 and LED
Legal: 7820294/9/2	Column Grid: ±32' x 32'
Year Built: 1980	Lease Rate: \$6.75 Per SF
Zoning: BE (Business Employment)	Operating Costs: \$5.42 Per SF (2025 budget - Opex, Mgmt fee & Tax)
Site Size: 5.36 Acres	Entire Building Area: 113,673 SF
Ceiling 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

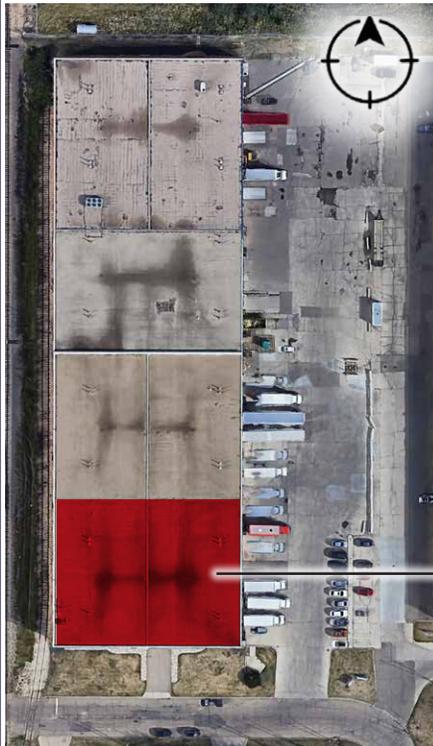
UNIT 4741-4745 93 Avenue
 Office: 2,870 SF
 Warehouse: 12,129 SF
 Total: +/- 14,999 SF
 Loading: (3) Dock doors with levelers
 Power: 400 AMP 120/208 Volt
AVAILABLE: FEBRUARY 1, 2026

BUILDING 1 FLOOR PLAN
4741-4745 93 AVENUE

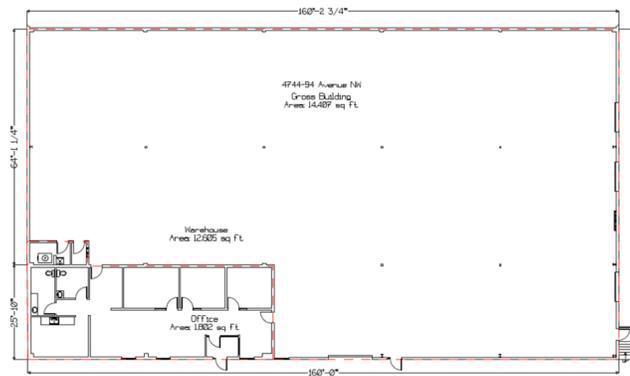


Building 2

4744 94th Avenue	Lighting: T5
Legal: 7820294/9/8	Column Grid: ±32' x 32'
Year Built: 1979	Lease Rate: \$7.75 Per SF
Zoning: BE (Business Employment)	Operating Costs: \$5.64 Per SF (2025 budget - Opex, Mgmt fee & Tax)
Site Size: 3.71 Acres	Entire Building Area: 81,149 SF
Ceiling Height: 21.5'	Entire Building Sale Price: \$8,520,645
Sprinklers	



BUILDING 2 FLOOR PLAN 4744 94 AVENUE



UNIT 4744 94 Avenue

Office: 1,650 SF

Warehouse: 12,757 SF

Total: 14,407 SF

Loading: (1) grade 12x 14,
(1) dock 10 x 9, (2) dock 10 x 8

AVAILABLE: SEPTEMBER 1, 2026

Well appointed office improvements including:

- 2 private offices
- Open cubicle/workstation area
- Boardroom
- Lunchroom
- Copy/print area



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