

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

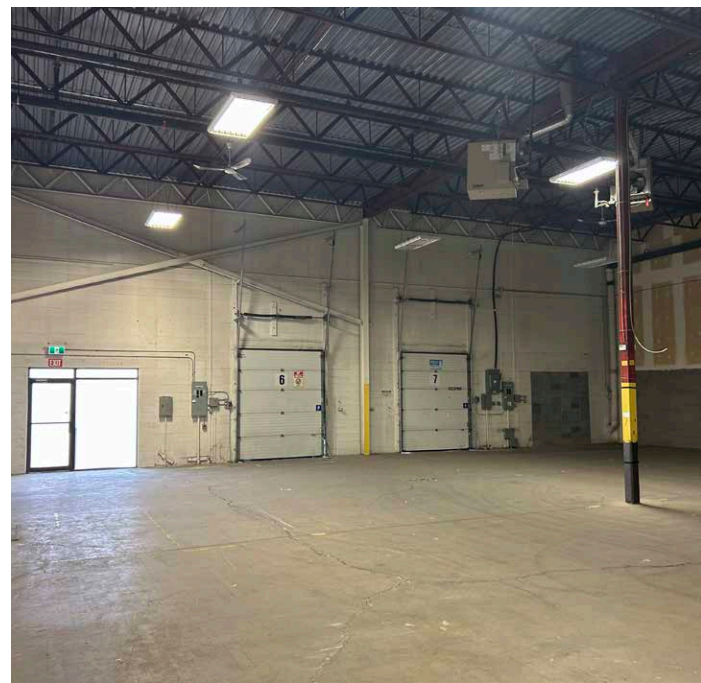


UNIT 4747-4753 93 Avenue

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: $\pm 32' \times 32'$
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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