FOR SUBLEASE

CUSHMAN & WAKEFIELD
Edmonton



PROMINENT FRONTAGE & SIGNAGE

EXCLUSIVE FENCED YARD

TERM TO AUG 2030

56 GATEWAY END-CAP UNIT

5616 GATEWAY BLVD NW, EDMONTON, ALBERTA

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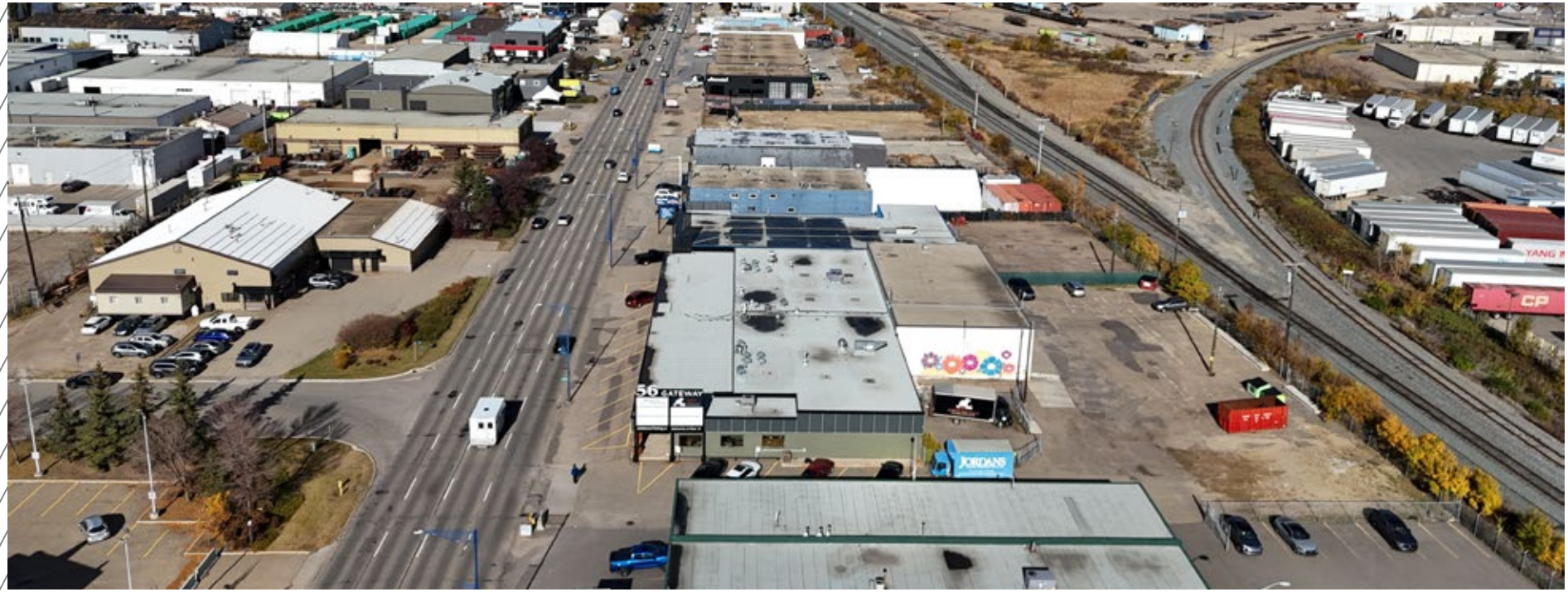
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PROPERTY **HIGHLIGHTS**

INDUSTRIAL BAY FOR SUBLEASE

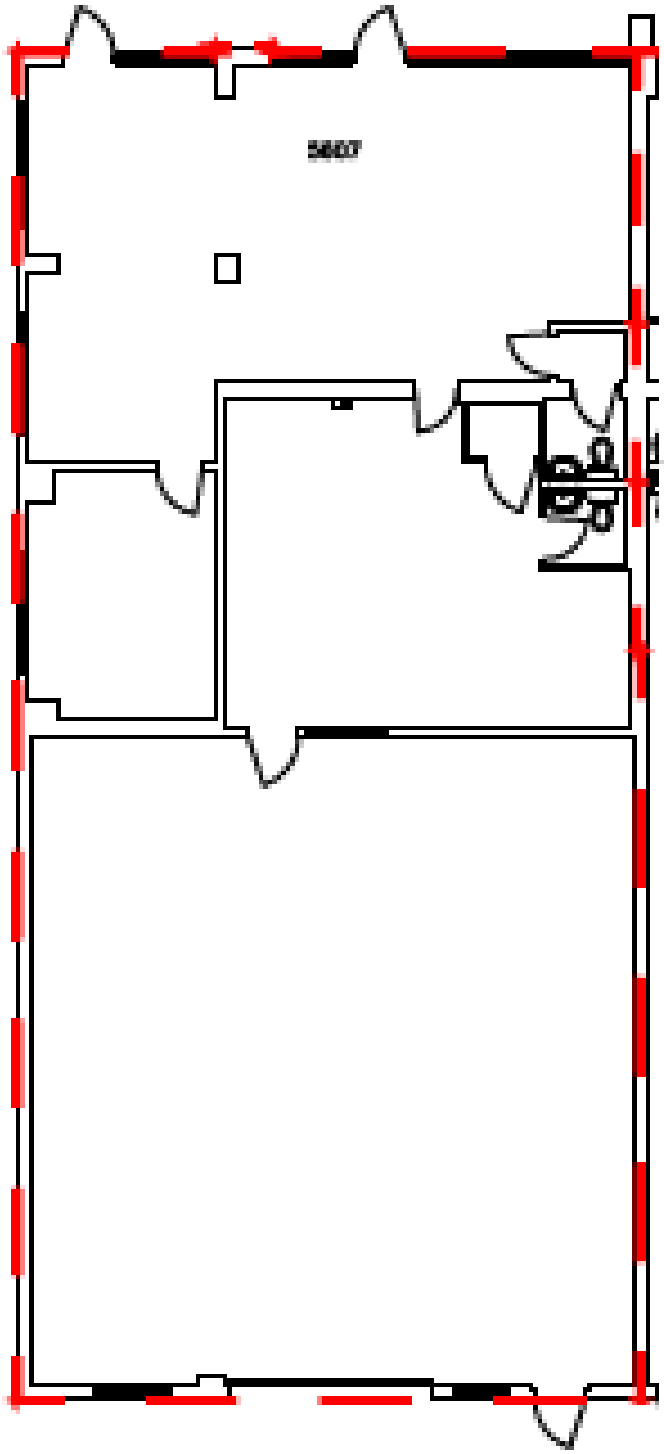
- ±2,977 SF industrial bay
- Yard space and ample rear acess
- Loading dook access off the yard
- LED lighting in warehouse and shop
- Sublease term to August 14, 2030
- Gateway Boulevard location



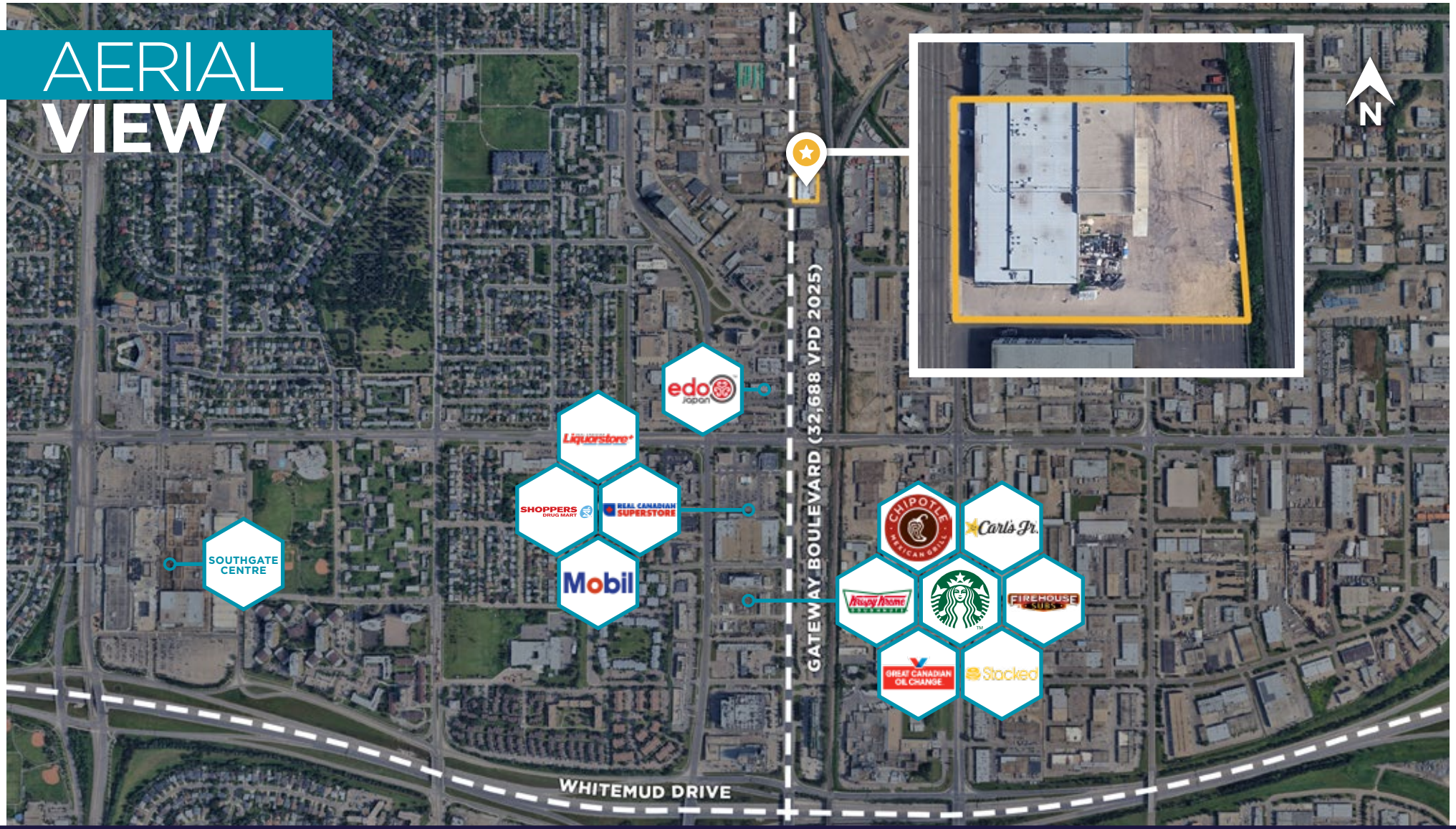
PROPERTY **DETAILS**

Municipal Address:	5616 Gateway Boulevard NW, Edmonton, AB
Legal Description:	Plan 5042MC, Blk 92, Lot 8 & 8A
Zoning:	Business Employment (BE)
Neighbourhood:	Calgary Trail North
Building Type:	Multi-Tenant Industrial
Building Size:	±2,977 SF
Loading Doors:	Dock (TBC)
Lighting:	LED
Operating Costs:	$6.76/SF (2026 est.)
Lease Rate:	**$14.00 /SF**





AERIAL VIEW



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