

FOR LEASE

NAI Commercial

1± ACRE OF INDUSTRIAL LAND



223,318  
POPULATION



84,150  
EMPLOYEES



6,652  
BUSINESSES



\$5.87B  
TOTAL CONSUMER  
SPENDING



\$83,036  
AVERAGE HOUSEHOLD  
INCOME



44,900 VPD  
97 STREET

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

6075 - 88 STREET NW | EDMONTON, AB

PROPERTY DESCRIPTION

- 1 acre± of industrial land for lease
- Located in Davies Industrial West Park
- Easy access from Whitemud Drive and Gateway Blvd
- Fully fenced and gated



DISTANCE TO...

- 8 minute drive to Sherwood Park Freeway
- 12 minute drive to South Common
- 13 minute drive to Downtown Core
- 14 minute drive to Anthony Henday
- 20 minute drive to EIA
- 26 minute drive to Acheson
- 28 minute drive to Fort Saskatchewan

CHAD GRIFFITHS

Partner  
780 436 7414  
cgriffiths@naiedmonton.com

RYAN BROWN

Partner  
587 635 2486  
rbrown@naiedmonton.com

DREW JOSLIN

Associate  
780 540 9100  
djoslin@naiedmonton.com



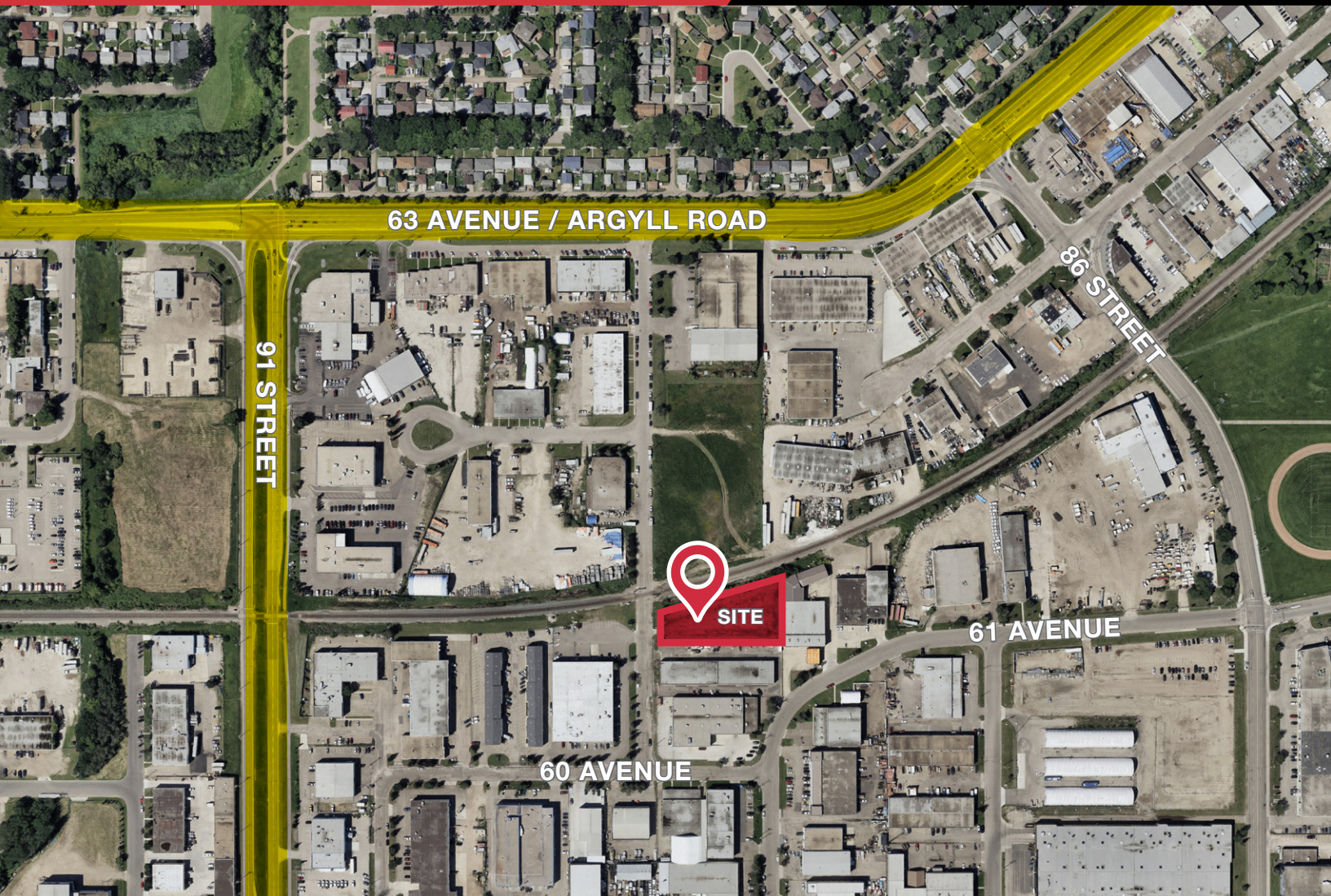
NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE	1 acre±
LEGAL DESCRIPTION	Plan 7821657, Block 12, Lot 10
ZONING	IM (Medium Industrial)
NET LEASE RATE	\$1.25/sq.ft. + Property Tax + Insurance
PROPERTY TAX	\$24,144.61 (2025)



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