

# EASTGATE BUSINESS PARK

## FOR SALE/LEASE

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

**14,999 SF to 56,414 SF Contiguous Space 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** 4741-4745 93 Avenue  
14,999 SF Available

4747-4753 93 Avenue  
20,343 SF Available

**Building 2** 4728-4732 94 Avenue  
25,982 SF Available

**Building 3** 4770-94 Avenue  
39,528 SF Available  
4790-94 Avenue  
16,886 SF Available

# Building 1

4715-4757 93rd Avenue Edmonton, AB	Lighting: T5 and LED
Legal: 7820294/9/2	Column Grid: $\pm 32'$ x $32'$
Year Built: 1980	Lease Rate: \$6.75 Per SF
Zoning: IB (Business Industrial)	Operating Costs: \$4.34 Per SF
Site Size: 5.36 Acres	Entire Building Area: 114,125 SF
Ceiling Height: 21.5' Clear	Entire Building Sale Price: \$11,935,665
Sprinklers	



## UNIT 4747-4753

Warehouse: 20,343 SF

\* no office buildout

Loading: (5) Dock Doors, 4 with levelers

## UNIT 4741-4745

Office: +/- 2,870 SF

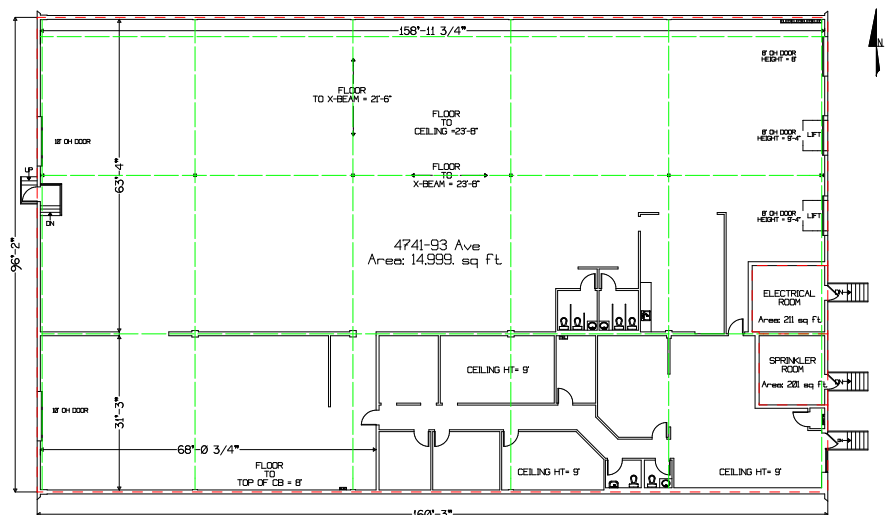
Warehouse: 12,129 SF

Total: +/-14,999 SF

Loading: (3) Dock with levelers

Power: 400 AMP/600 Volt/3 Phase

## BUILDING 1 FLOOR PLAN 4741-4745 93 AVENUE



# Building 1

## BUILDING PHOTOS



# Building 2

4718 -4744 94th Avenue	Lighting: T5
Legal: 7820294/9/8	Column Grid: $\pm 32'$ x $32'$
Year Built: 1979	Lease Rate: \$6.75 Per SF
Zoning: IB (Business Industrial)	Operating Costs: \$4.83 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	



## 4728-4732 94th Avenue

Office: +/- 300 SF

Warehouse: 25,682 SF

Total: +/-25,982 SF

Loading: (7) Dock with levelers

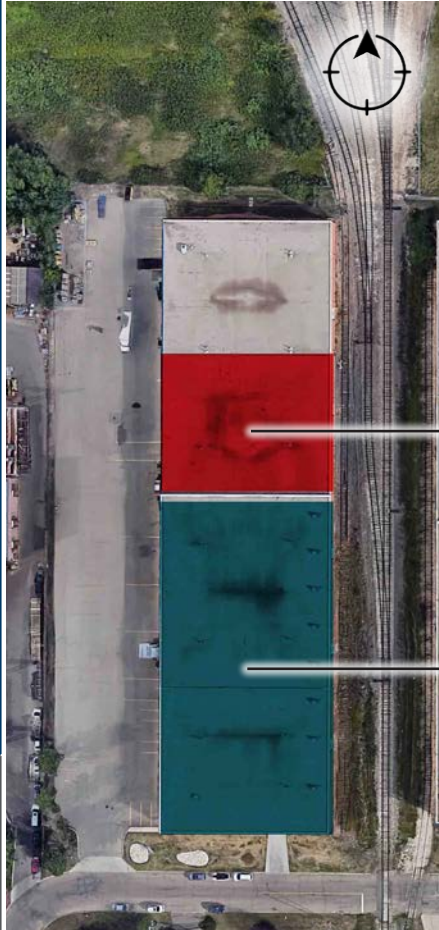
Office area: Includes 3 offices  
and 2 bathrooms

## BUILDING PHOTOS



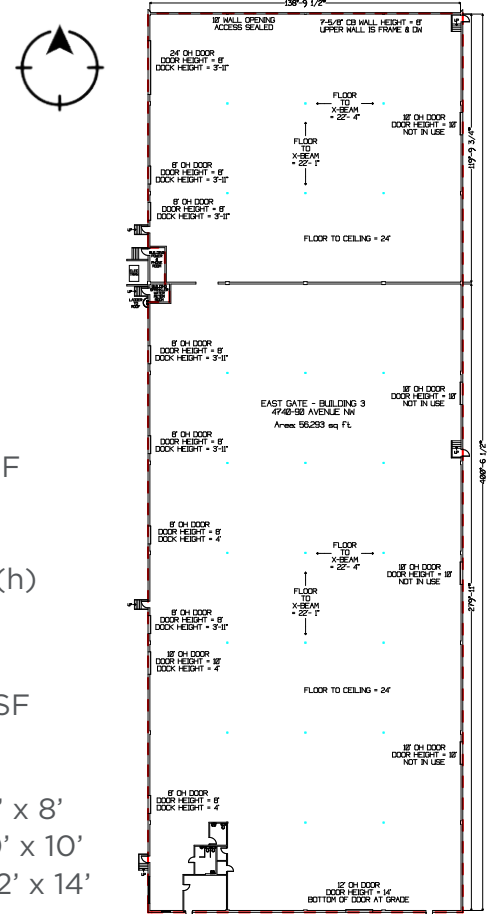
# Building 3

4770-4794 94th Avenue	Lighting: T5
Legal: 7820294/4/17	Column Grid: ±32' x 32'
Year Built: 1979	Operating Costs: \$4.11 Per SF
Zoning: IB (Business Industrial)	Entire Building Area: 71,573 SF
Site Size: 3.29 Acres	Entire Building Sale Price: \$7,515,165
Ceiling Height: 21.5'	Lease rate: \$6.75 Per SF
Sprinklers	



**UNIT 4790**  
 Warehouse: 16,866 SF  
 Loading:  
 (2) Dock 8' x 8'  
 (1) Dock 24'(w) x 8'(h)

**UNIT 4770**  
 Warehouse: 39,528 SF  
 Small office/  
 showroom buildout  
 Loading: (5) Dock 8' x 8'  
 (1) Dock 10' x 10'  
 (1) Grade 12' x 14'



## BUILDING PHOTO



# AERIAL





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