

FOR LEASE

1± ACRE OF INDUSTRIAL LAND

NAI Commercial



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

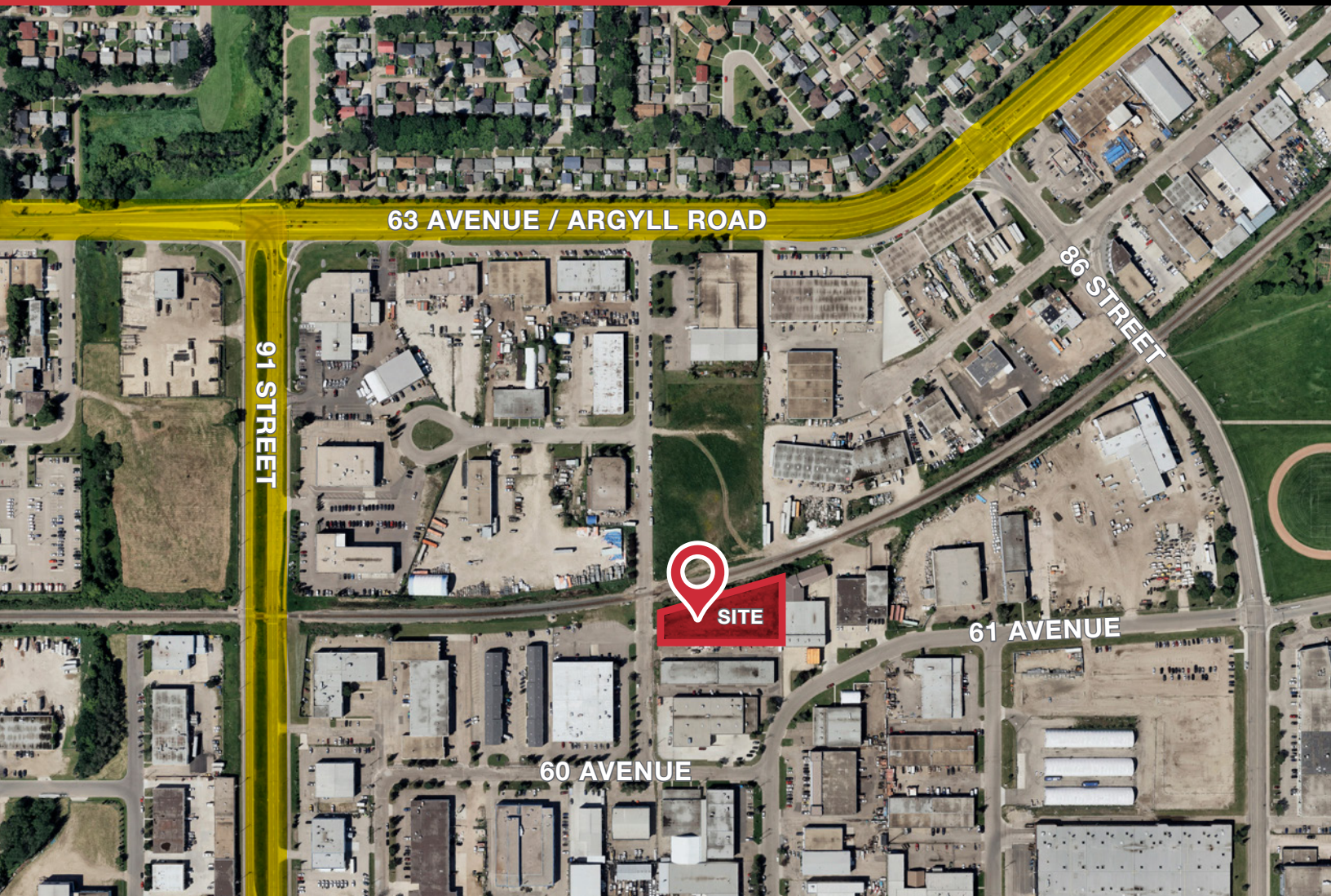


780 436 7410



NAIEDMONTON.COM

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.



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	\$20,520.35 (2023)



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

7579-A CG