

EASTGATE BUSINESS PARK

FOR SALE/LEASE

Affordable warehousing with some units
offering heavy power, dock and grade loading
10,816 SF and 20,343 SF Available For Lease



Chris Van Den Biggelaar
Associate Partner
780 701 3287
chris.biggelaar@cwedm.com

Doug Greschuk
Partner
780 722 4344
doug.greschuk@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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 (LEASED)

4747-4753 93 Avenue
20,343 SF Available

Building 2

4728 94 Avenue
15,166 SF (LEASED)
4732 94 Avenue
10,816SF Available

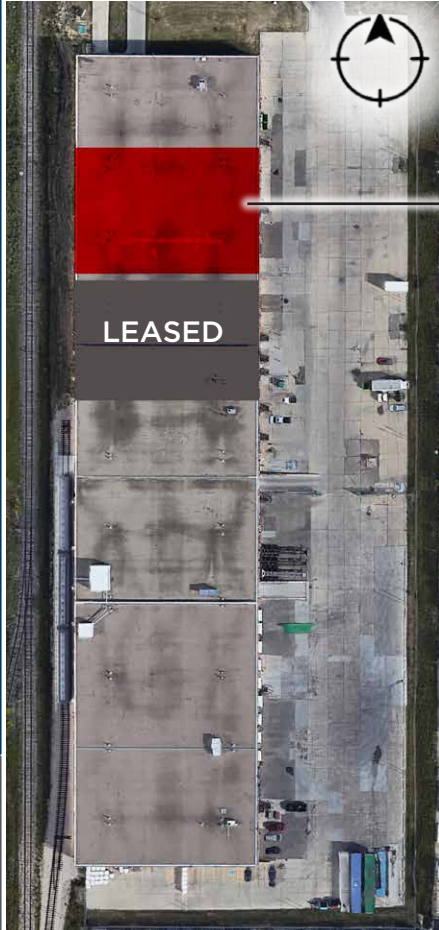
Building 3

4770-94 Avenue
39,503 SF Available
4790-94 Avenue
16,886 SF (LEASED)

SOLD

Building 1

4715-4757 93rd Avenue Edmonton, AB	Lighting: T5 and LED
Legal: 7820294/9/2	Column Grid: $\pm 32' \times 32'$
Year Built: 1980	Lease Rate: \$6.75 Per SF
Zoning: IB (Business Industrial)	Operating Costs: \$5.07 Per SF
Site Size: 5.36 Acres	Entire Building Area: 113,673 SF
Ceiling Height: 21.5' Clear	Entire Building Sale Price: \$11,935,665
Sprinklers	



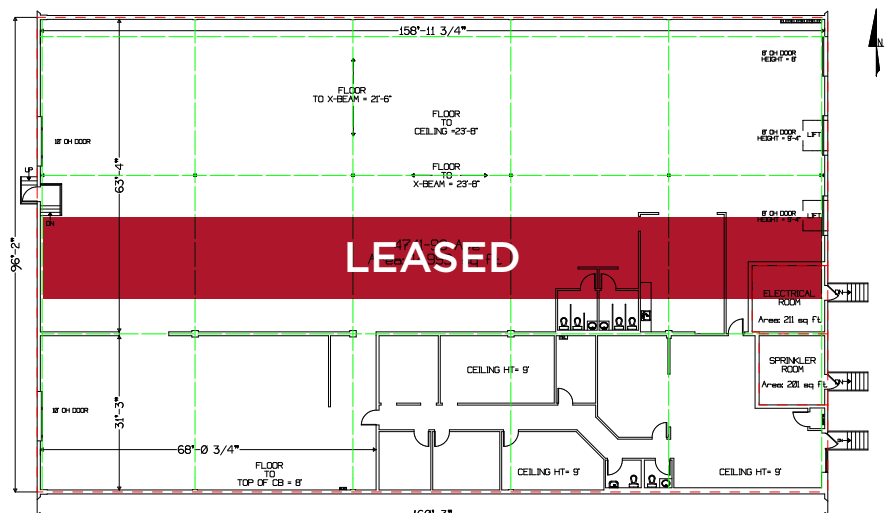
UNIT 4747-4753 93 Avenue

Warehouse: 20,343 SF

* no office buildout

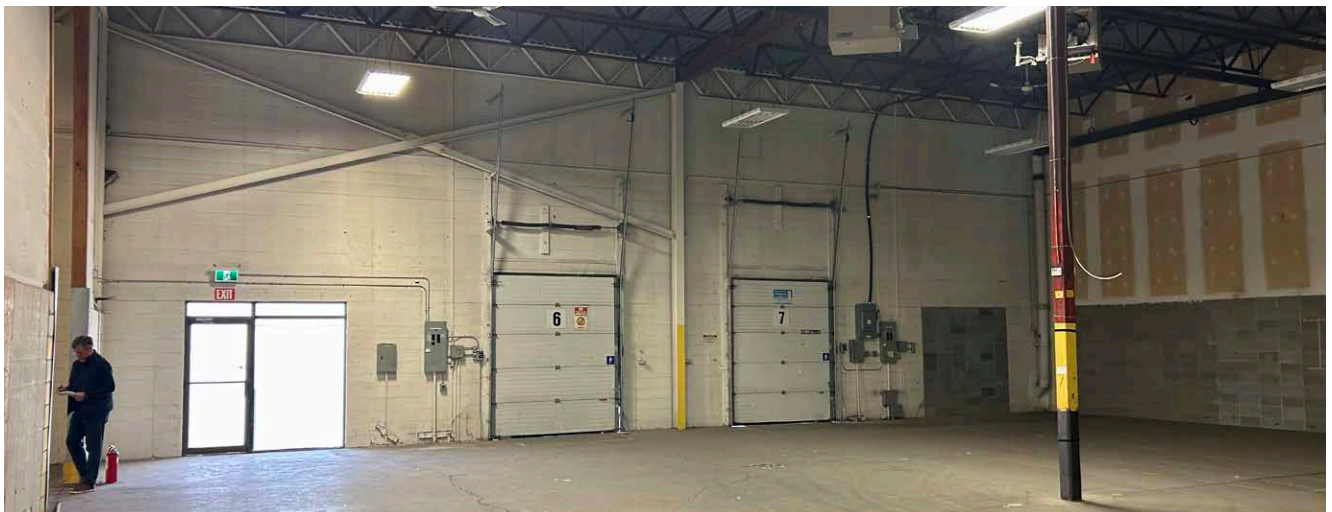
Loading: (5) Dock Doors, 4 with levelers

BUILDING 1 FLOOR PLAN 4741-4745 93 AVENUE



Building 1

BUILDING PHOTOS



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: \$5.00 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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