

24,762 SQ.FT.±
OFFICE/WAREHOUSE AVAILABLE

BROKER INCENTIVE

For any unconditional deal by July 31, 2024,
the landlord is offering a **\$5,000 Prepaid VISA**



ECONOMICAL
OPERATING
COSTS



FOR LEASE

Eastgate Business Park

4860 - 93 AVENUE, EDMONTON, AB

RYAN BROWN

Partner

587 635 2486

rbrown@naiedmonton.com

CHAD GRIFFITHS

Partner, Associate Broker

780 436 7414

cgriffiths@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

Eastgate Business Park

PROPERTY INFORMATION

SIZE	Office/Showroom	2,280 sq.ft.±
	Warehouse	22,482 sq.ft.±
	Total	24,762 sq.ft.±
LEGAL DESCRIPTION	Lot 11, Block 4, Plan 7622073	
YARD SIZE	0.85 acres±	
ZONING	IB (Industrial Business)	
CEILING HEIGHT	29' clear	
POWER	TBC	
LIGHTING	T5H0	
COLUMN GRID	24'x38' and 24'x39'	
LOADING	(1) Grade (15'x14' ramped) (4) Dock (8'x10' levelers) (5) Dock (12'x10' side loading) <i>All overhead doors motorized</i>	
AVAILABLE	Immediately	



- 24,762 sq.ft.± office/warehouse available for lease in Eastgate Business Park
- 2,280 sq.ft.± office showroom built out - currently configured with four offices, lunchroom, showroom and washrooms
- Space recently fully renovated with new flooring, paint and LED lighting
- Dock and grade loading available with:
 - One 15'x14' ramped grade overhead door
 - Four 8'x10' dock loading overhead doors, and
 - Five 12'x10' dock height side loading doors
- 0.85 acres± of storage yard available
- 29' clear ceiling with heavy load bearing floor
- Facility has ample onsite parking, direct access to public transit and easy access to 50 Street, Sherwood Park Freeway and the Anthony Henday



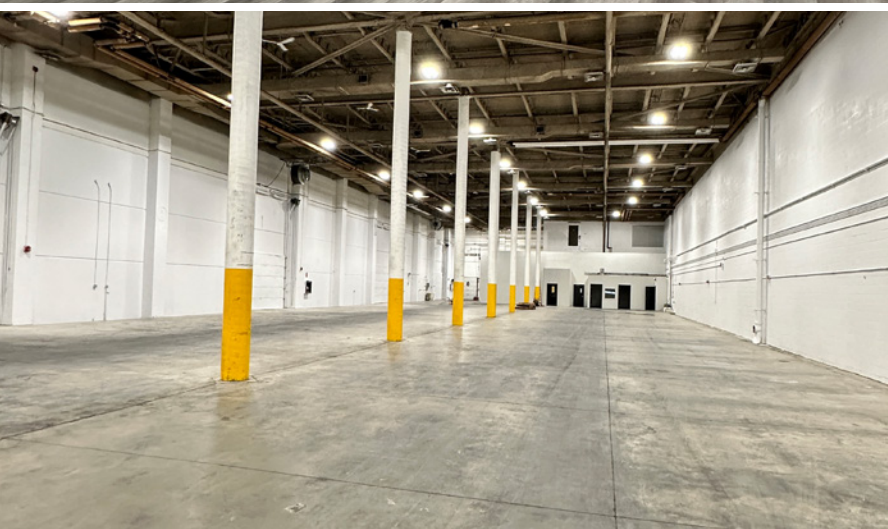
LEASE RATE:
Starting at
~~\$10.00~~
\$9.50
/sq.ft./annum



OPERATING COSTS*:
2023 estimate
\$3.80
/sq.ft./annum

**Includes common area maintenance, property taxes, building insurance and management fees.*

REDUCED RATE



4860 - 93 AVENUE | EDMONTON, AB
Eastgate Business Park



89,158
POPULATION



49,471
EMPLOYEES



3,612
BUSINESSES



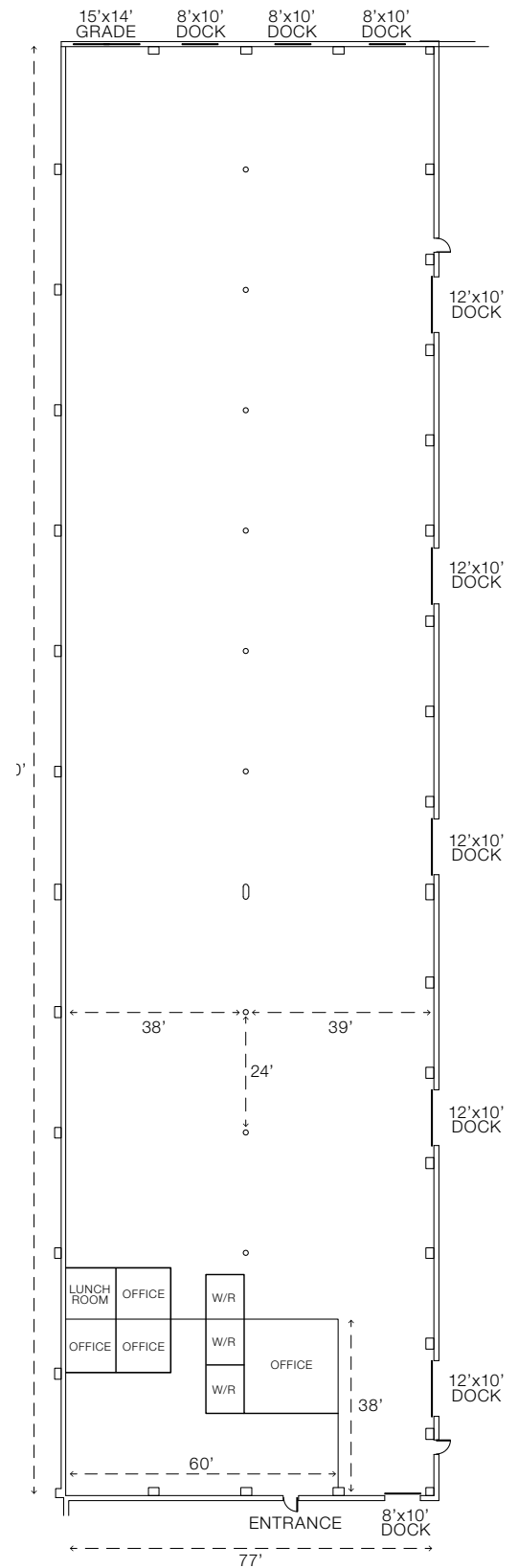
\$2.8B
TOTAL CONSUMER
SPENDING



\$96,202
AVERAGE HOUSEHOLD
INCOME

NAI Commercial

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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