

FOR LEASE

NAI Commercial

**5,000 SF± FREESTANDING BUILDING
WITH PAVED AND SECURED YARD**



**HIGH
EXPOSURE**

5104 - 93 STREET | EDMONTON, AB | INDUSTRIAL

PROPERTY DESCRIPTION

- 5,000 sq.ft.± freestanding building
- Paved/fenced yard (10,000 sq.ft.±)
- Heavy power
- 3 private offices and kitchen
- BE zoned
- Ability to add signage to pylon sign

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NAIEDMONTON.COM

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Lot 5, Block 20, Plan 7720938
SIZE	5,000 sq.ft.±
ZONING	BE (Business Employment)
YEAR BUILT	1979
NEIGHBOURHOOD	Coronet Industrial
SITE SIZE	0.5 acres±
LOADING	12'x10' grade (powered)
POWER	600 amp, 120/208, 3 phase, 4 wire (TBC)
CEILING HEIGHT	14' to deck/11' clear
LEASE TERM	3 to 5 years
AVAILABLE	October 1, 2026
LEASE RATE	Starting at \$15.00/sq.ft./annum
OPERATING COSTS	\$6.66/sq.ft./annum (2026 budget) includes common area maintenance, property taxes, building insurance, management fees. In addition, Tenant is responsible for annual furnace maintenance, landscaping, utilities and snow removal.

