



For Lease

Edmonton Cross Dock

5805 98 Street | Edmonton, AB

38,772 SF on 8.52 Acres

- Functional cross dock and fleet services facility
- 8.52 Acres site in the heart of Southeast Edmonton
- Central location with access to major arterial routes
- Gravel and concrete yard with lighting, power, and security features
- Existing short-term tenants operating on the site; potential for income generation if full site not required.

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Property Details

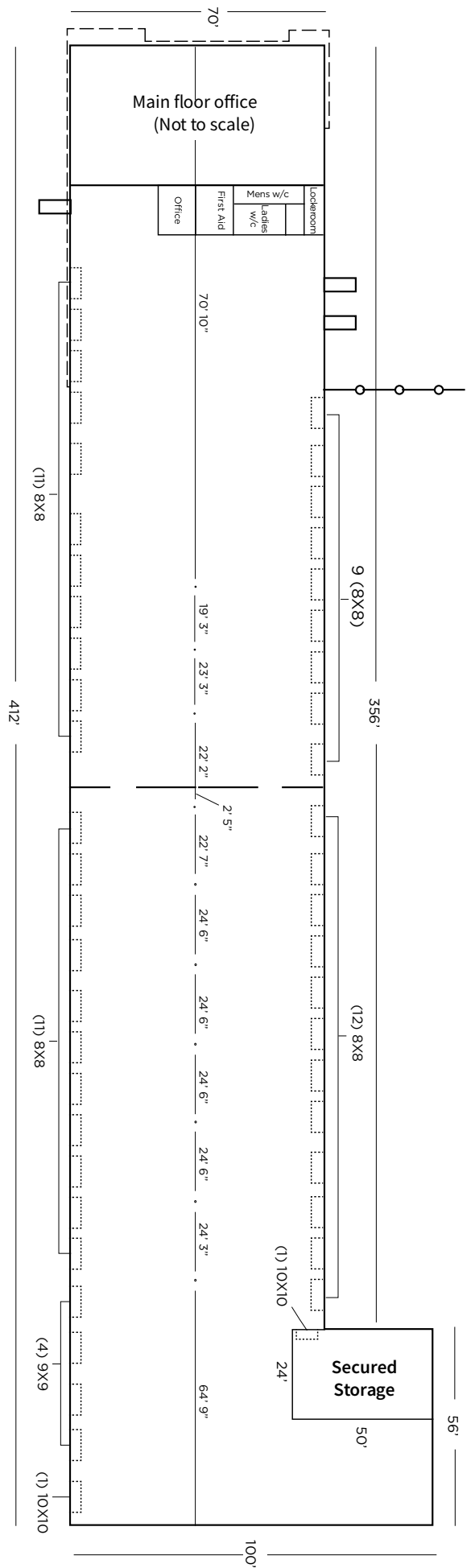
Municipal Address	5805 98 Street, Edmonton
Legal Description	Plan: 9220170, Block: A, Lots: 9 & 8 PUL
Zoning	IH - Heavy Industrial
Year Built	1984
Available Area	38,772 SF
Site Size	8.52 Acres
Site Coverage Ratio	9.40%
Access	98th Street
Lease Rate (PSF)	\$14.00
Taxes & Insurance (PSF)	\$4.16

Lease Structure	Net and Carefree
Occupancy	90 days notice
Yard Details	<p>Combination of fully compacted gravel base with concrete around crossdock</p> <p>Yard lighting illuminating much of the site</p> <p>Power vestibules around front perimeter for truck/equipment charging</p> <p>Card lock access and integration through Landlord</p>



Cross dock Building

Available Area	4,000 SF (Main floor office) 1,260 SF (Basement office) 26,520 SF (Crossdock warehouse) 31,780 SF (Total)	Lighting	T5 throughout warehouse on motion sensors
Construction	Concrete Block	Loading	Total of (48) dock doors complete with bumpers, trailer lighting and 30,000 lb dock levelers; (1) ramp to grade (43) 8' x 8' (4) 9' x 9' (1) 10' x 10'
Column Grid	Varies	Security	Cameras installed and exterior lighting
Building Depth	70' - 100'		
Power	TBD		
Ceiling Height	14'		
HVAC	Rooftop A/C in office Radiant heat throughout warehouse, plus (1) gas fired unit heater		

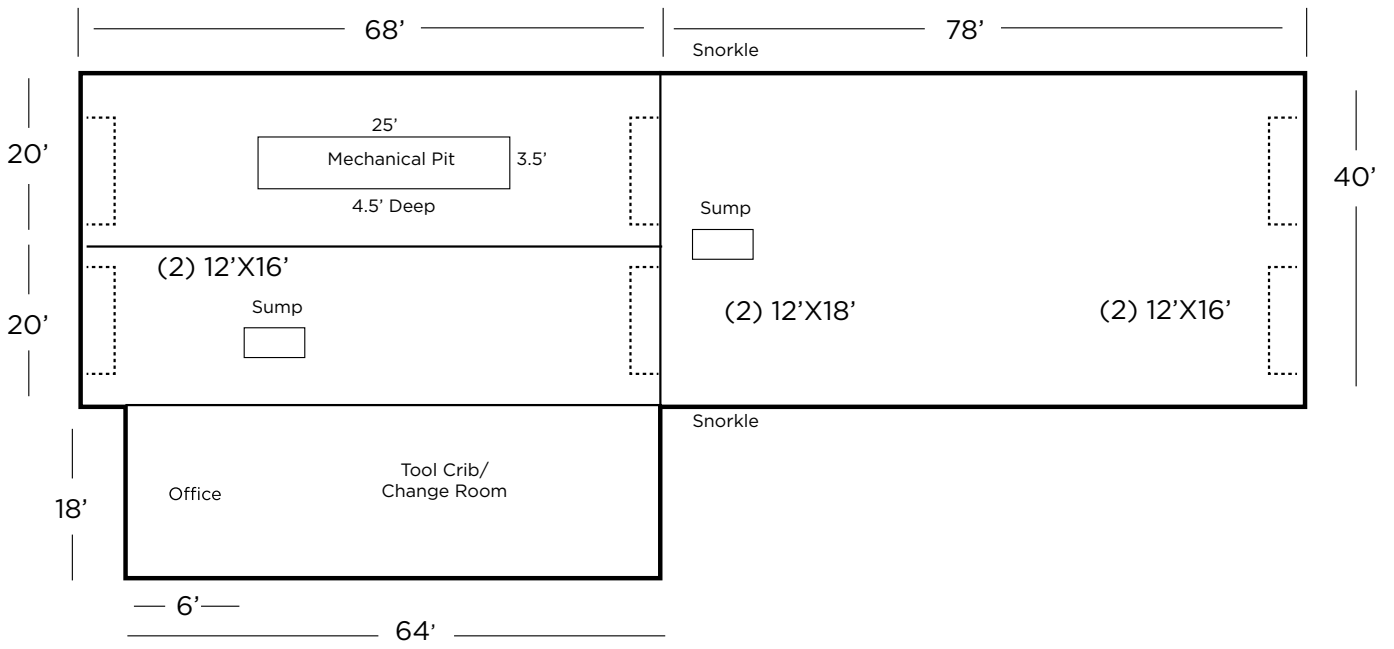


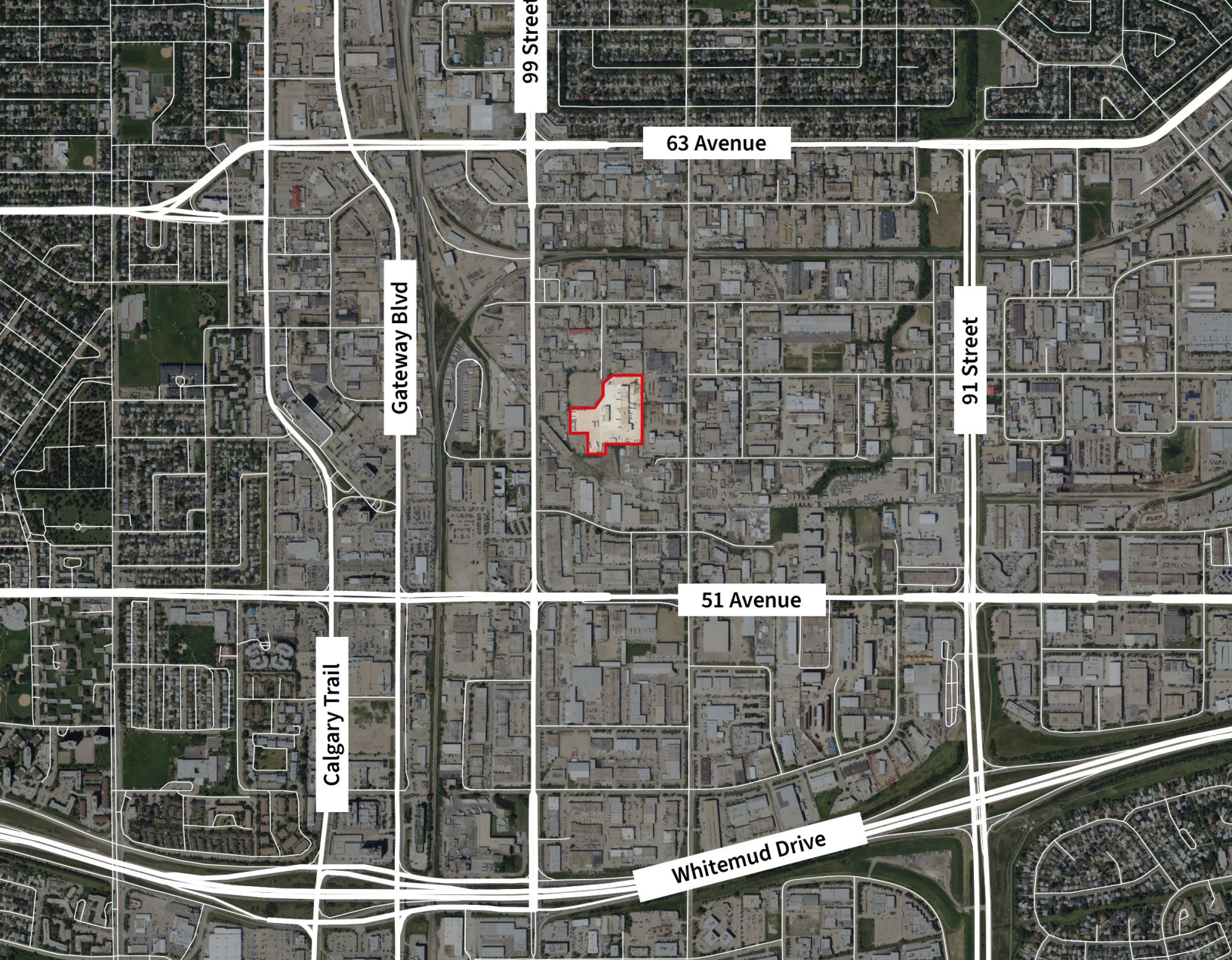


Fleet Building

Available Area	5,840 SF (Drive-thru service shop) 1,152 SF (Tool crib) 6,992 SF (Total)
Service Pit	25'L x 3.5'W x 4.5'H (Concrete lined)
Construction	Concrete Block
Compressed Air	(3) Air compressor units with air lines running throughout
Sump	Trench drain and sump on south half, with (2) additional sumps in north demised bays
Power	225 Amp, 240 volt (TBC)

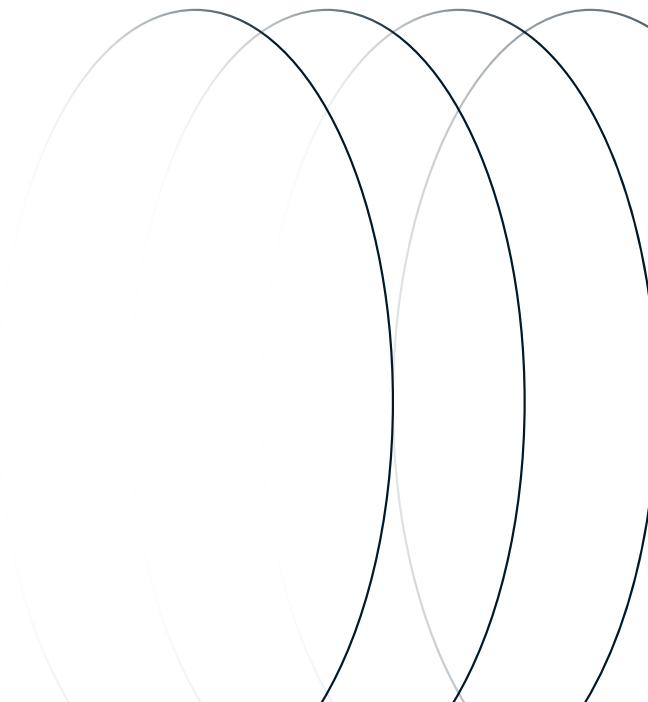
Ceiling Height	18'
HVAC	Radiant heat, engineered air exhaust, (2) snorkel hose assemblies, and gas detection monitor unit
Lighting	T5 & Fluorescent
Loading	(4) Exterior 12' x 16' grade doors & (2) Interior 12' x 18' grade doors

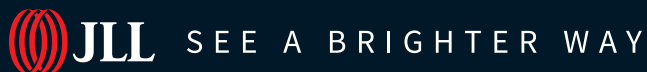




Property Highlights

This property was developed as a customized transportation complex with the ability to integrate crossdock operations, fleet services, yard storage and office facilities. The centralized location allows for efficient access to all areas of the City and surrounding region.





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