

FOR LEASE

WAREHOUSE BAY

NAI Commercial



5545 GATEWAY BLVD | EDMONTON, AB | HIGH EXPOSURE

PROPERTY DESCRIPTION

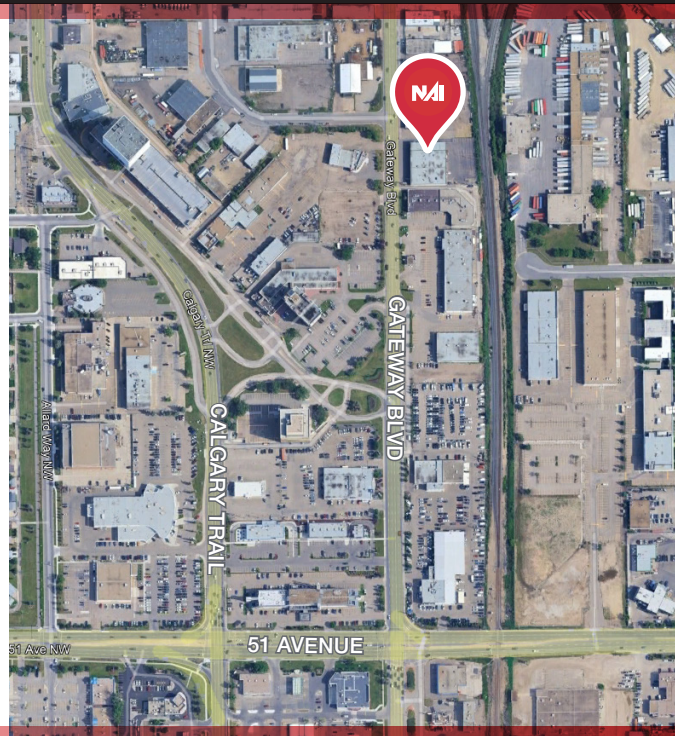
- 3,060 sq.ft.± available
- Close to major roadways & transportation
- Quick possession
- Great south side location
- Sump
- Economical rate
- Secured yard/parking
- Up to 10 parking stalls
- **All utilities included (gas, water, power)**

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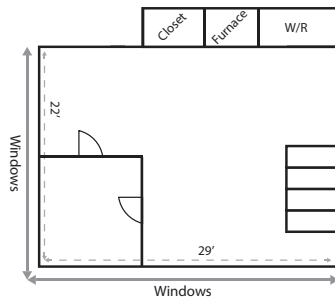
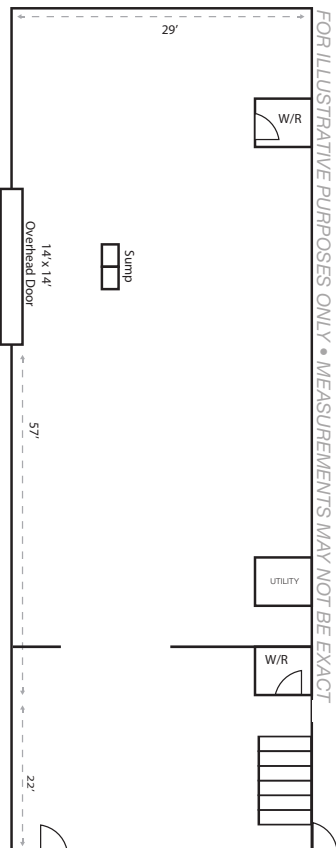
**ADDITIONAL INFORMATION**

AREAS AVAILABLE	Main floor:	2,400 sq.ft.±
	Second floor:	660 sq.ft.±
	Total:	3,060 sq.ft.±
LEGAL DESCRIPTION	Lot 7, Block 92, Plan 6405KS	
LOADING	14'x14' grade	
AVAILABLE	Immediately	
CEILING HEIGHT	18' clear	
ZONING	DC2	
POWER	100 amp, 3 phase/4 wire (TBC)	
GROSS RENTAL RATE	<p>\$3,250/month <b>includes property taxes, building insurance, common area maintenance and property management, plus all water, power, and gas. If Tenant is a high user of power the rent will increase proportionally.</b></p>	



**MAIN FLOOR**

**SECOND FLOOR OFFICE**



FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT AND NOT TO SCALE

