

# FOR LEASE

3,250 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC

## HIGH EXPOSURE FLEX SPACE



**5613 Gateway Blvd, Edmonton, AB**

## WAREHOUSE SPACE WITH OFFICE

### Property Highlights

- High exposure flex warehouse bays
- Ample yard space
- Over 35,000 VPD
- Building has a new roof in 2022, and façade renovation is planned
- High exposure signage opportunity
- Mostly warehouse with small office
- Available September 1, 2023



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

# FOR LEASE

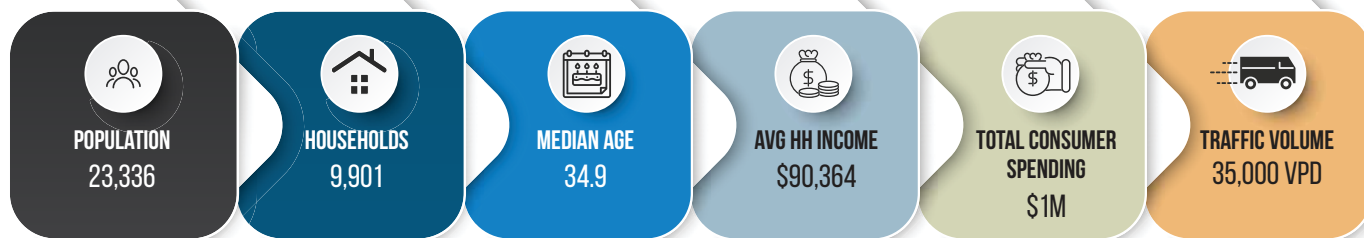
5613 Gateway Blvd, Edmonton

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## Yard



## Demographics Within 2KM



## Contact

### Tom Dean

Associate  
Cell: 780.920.8019  
Direct: 780.784.6550  
tom@lizotterealestate.com

### Chuck Clubine

Senior Associate  
Cell: 780.264.7773  
Direct: 780.784.6553  
chuck@lizotterealestate.com

### Ryan Cox

Unlicensed Assistant  
Cell: 780.864.9373  
Direct: 780-784-9584  
ryancox@lizotterealestate.com



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.



# FOR LEASE

5613 Gateway Blvd, Edmonton

**LIZOTTE**

AND ASSOCIATES REAL ESTATE INC

## Property Information

**Municipal Address:** 5613 Gateway Blvd, Edmonton, AB

**Size:** 3,250 Sq. Ft. (+/-)

**Zoning:** IB (Business Industrial)

**Power:** 3 Phase TBC

**Parking:** 1.2/1000 stalls in front, ample parking in back

**Possession:** Available September 1, 2023

\$\$\$

**Lease Rate:** \$11.00/Sq. Ft.

**OP Cost** \$5.00/Sq. Ft.

## Contact

### Tom Dean

Associate

Cell: 780.920.8019

Direct: 780.784.6550

tom@lizotterealestate.com

### Chuck Clubine

Senior Associate

Cell: 780.264.7773

Direct: 780.784.6553

chuck@lizotterealestate.com

### Ryan Cox

Unlicensed Assistant

Cell: 780.864.9373

Direct: 780-784-9584

ryancox@lizotterealestate.com

