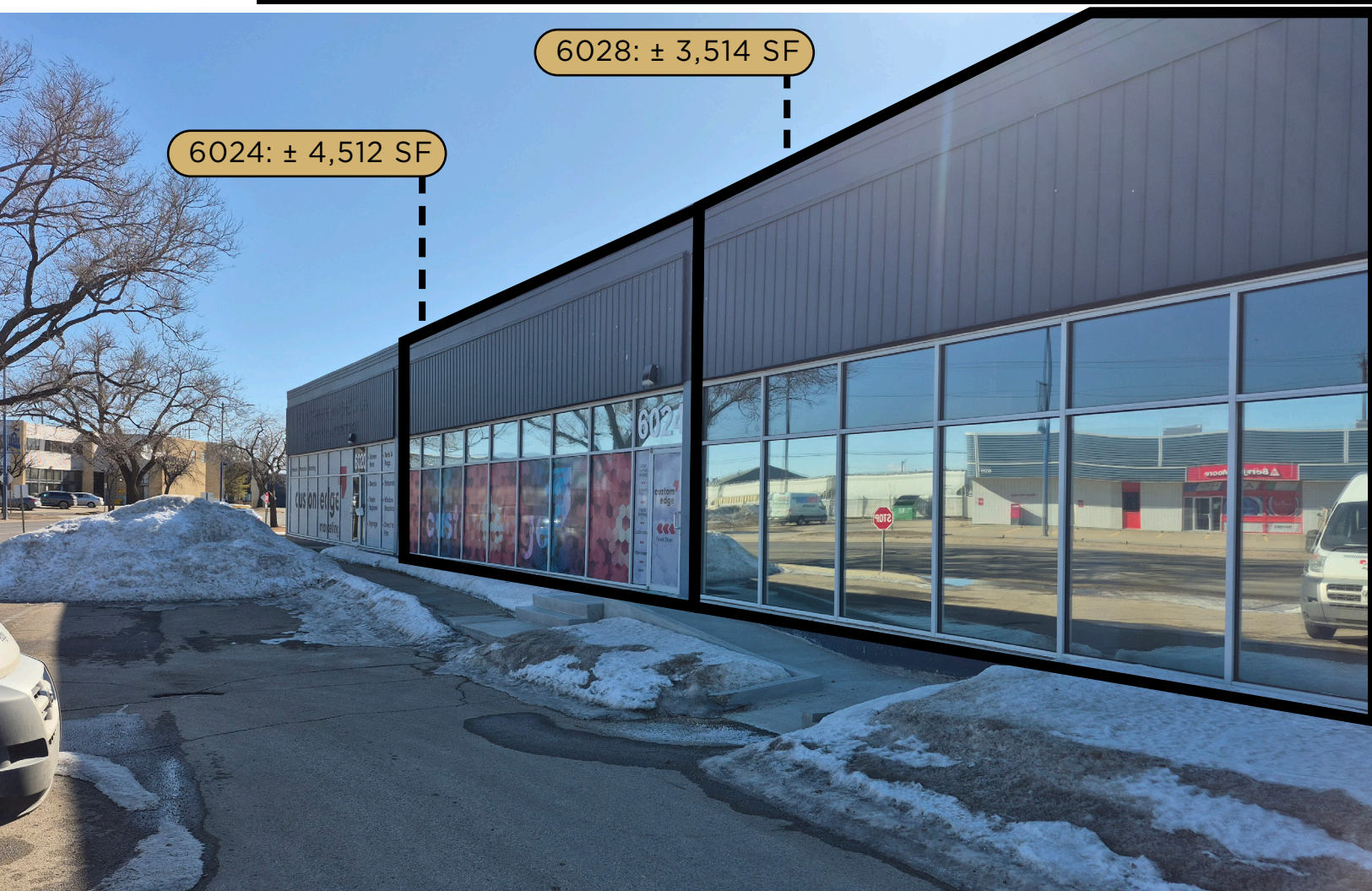
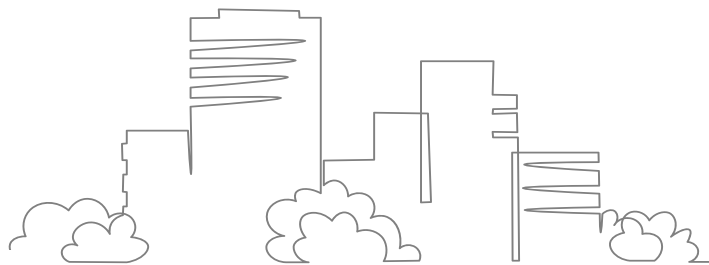


INDUSTRIAL FOR LEASE

6024/28 GATEWAY BOULEVARD NW | EDMONTON, ALBERTA



This high-traffic location at Gateway Boulevard and 61st Ave NW in Edmonton offers a prime position within the center, making it ideal for businesses seeking visibility and convenience. The property features a large marshalling area and dock loading for seamless shipping and receiving.

Parking is abundant, with 40 surface spaces available, scrambled between the front of the premises and the rear of the building, ensuring easy access for both staff and customers.

The interior boasts an open-concept layout, including a warehouse component, providing a versatile space for various business activities. Possession is available June 1, 2026 for unit 6024, and August 1, 2026 for unit 6028 - making this an excellent opportunity for businesses planning a future move or expansion.

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HCR HUGHES
COMMERCIAL
REALTY GROUP

www.hcrgroup.ca

FOR LEASE | GATEWAY INDUSTRIAL SPACES



MUNICIPAL ADDRESS

6024 Gateway Boulevard | Edmonton, Alberta
6028 Gateway Boulevard | Edmonton, Alberta

AVAILABLE SPACE

6024: ± 4,512 Square Feet
6028: ± 3,514 Square Feet
**spaces be combined for a total of ± 8,026 SF*

YEAR BUILT
1999



CURRENT
DC2 USES

ZONING
DC2 (1102) - Direct Control

PARKING
40 surface stalls

LOADING
(1) Dock Loading Door per unit
**6024 has a dock loading door with a ramp*



Financials

Base Lease Rate **\$14.00 PSF**

Operating Costs **\$8.62 PSF**

(2026) includes includes proportionate share of property taxes, building insurance, repairs/maintenance and management



Ideal Tenants



Warehouse



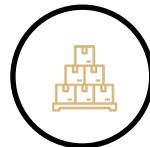
Manufacturing



Auto Repair



Construction



Material Storage

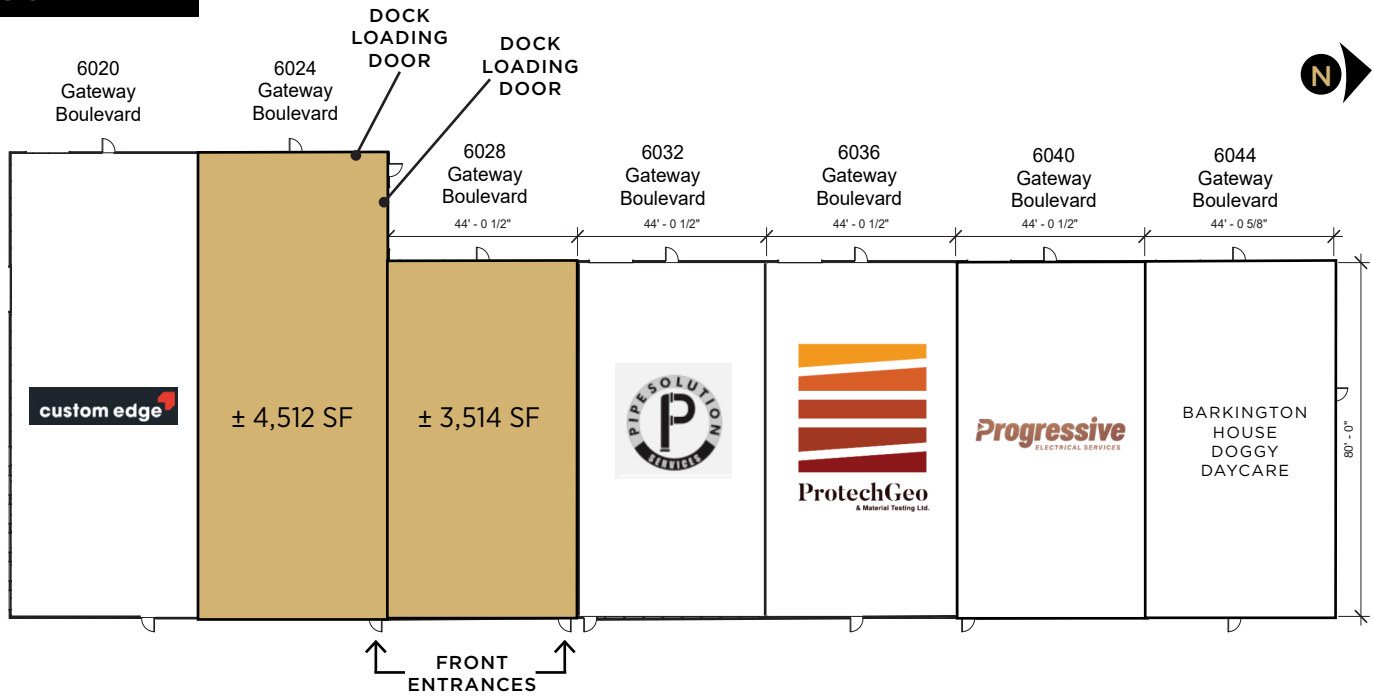


Research

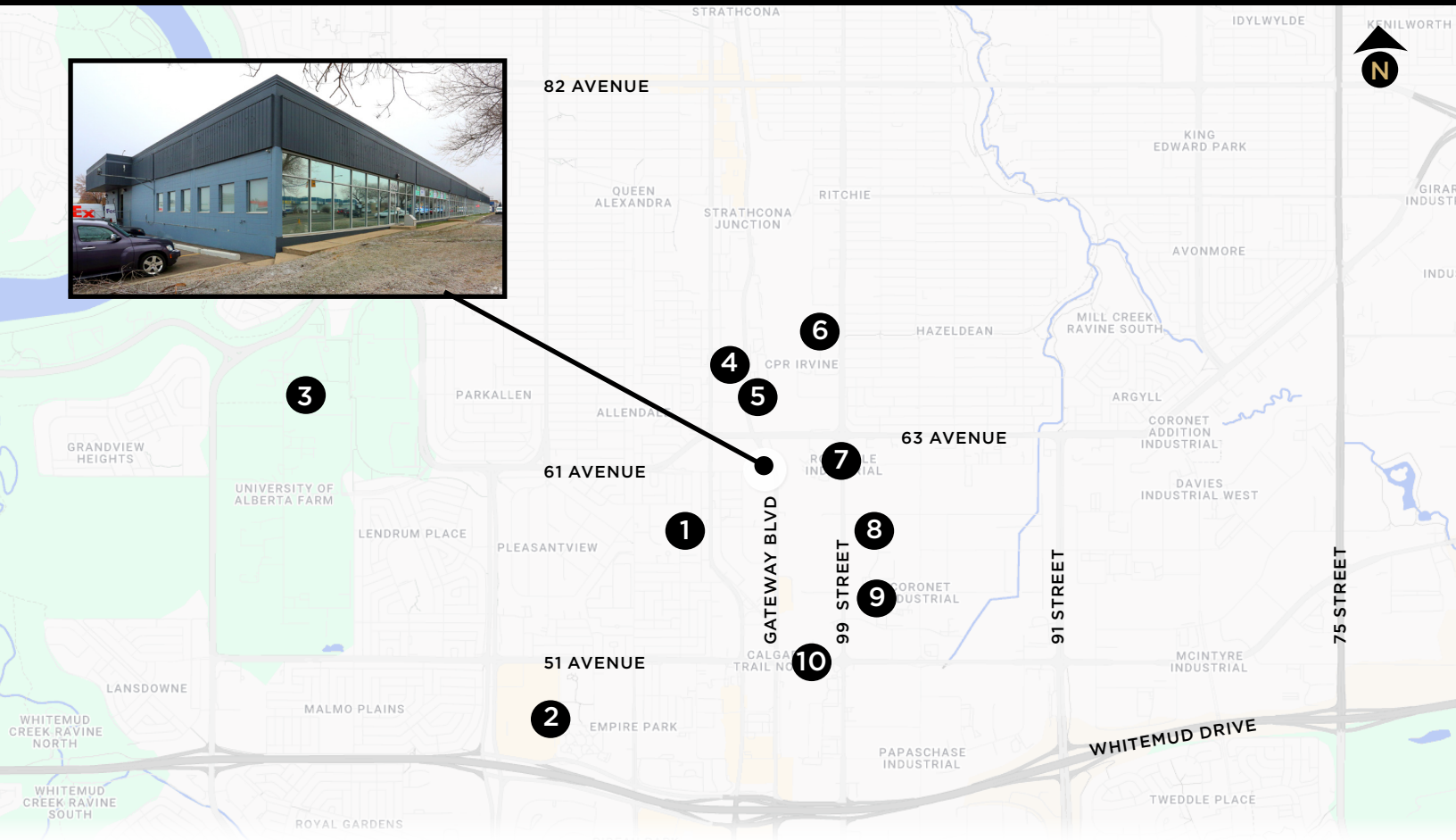


Equipment Sales

FLOOR PLAN



FOR LEASE | GATEWAY INDUSTRIAL SPACES



159,635
Residents 5km (2023)



257,281
Daytime Population 5km (2023)



\$102,072
Average Household Income 5km (2023)



25,300+
Vehicles daily along Gateway Blvd & 63 Ave



DRIVE TIMES FROM SITE

Whitemud Drive	5 Minutes
Highway 2	15 Minutes
Downtown Edmonton	15 Minutes
Edmonton Int'l Airport	20 Minutes

NEARBY AMENITIES & BUSINESSES

- | | |
|--------------------------|----------------------------|
| 1. Shell Gas | 6. Wholesale Club |
| 2. Southgate Centre | 7. Argyll Plaza |
| 3. Saville Sports Centre | 8. Hughes Gas |
| 4. Home Depot | 9. Kal Tire |
| 5. Staples | 10. Strathcona Eco Station |

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.