

For Sublease

4804 & 4816 ELENIAK ROAD, EDMONTON, AB

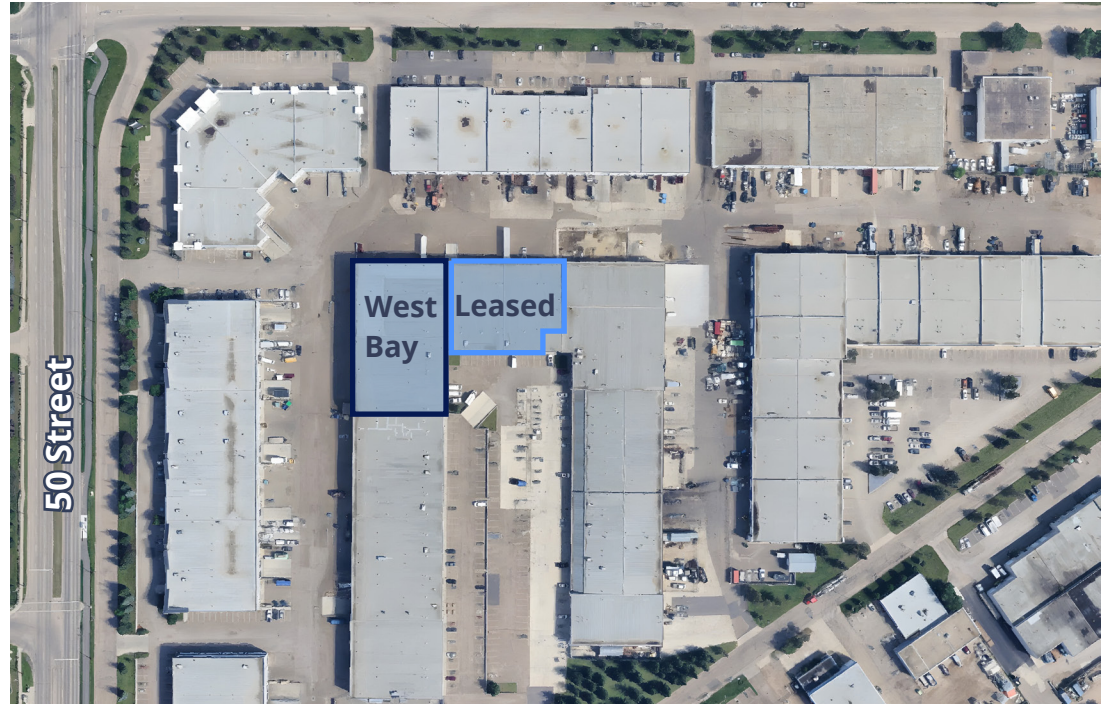
±33,907 SF Warehouse Available



Low Operating Costs
Available Immediately

Property Overview

Legal Address	Plan 7520797, Block X
Zoning	IM – Medium Industrial
West Bay (4804 - 4816)	±33,907 SF
Ceiling Height	32'
Loading	4 Grade & 4 Dock
Heating	Radiant
Lighting	T5
Sprinklers	Yes
Power	600 V Service - TBC by Subtenant
Available	Immediate
Additional Rent (2026 est.)	\$4.40 PSF (Includes Property Taxes & Insurance Only)
Sublease Rate	\$8.00 PSF
Head Lease Expiry	September 30, 2028



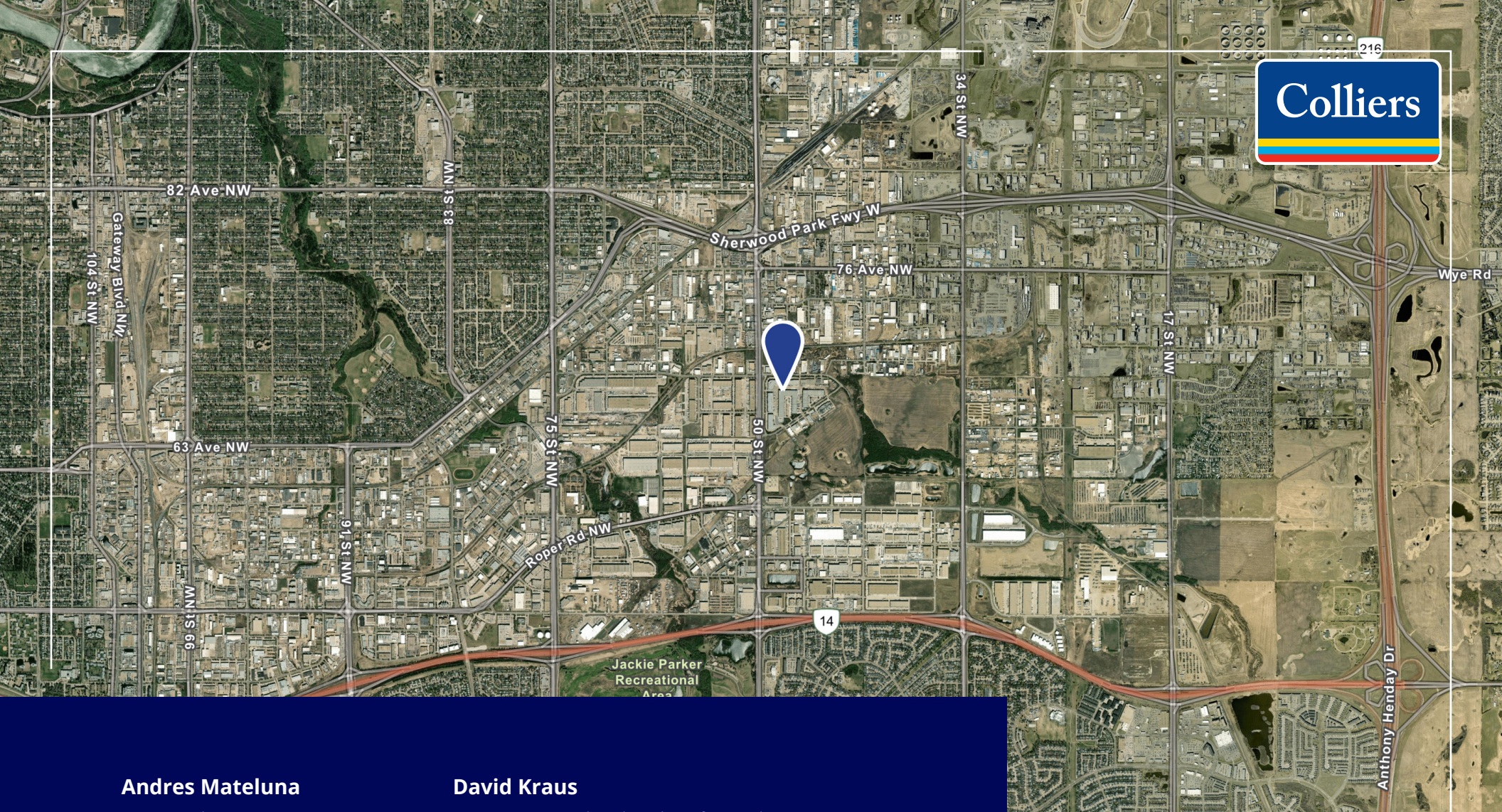
A wide-angle photograph of a large, empty industrial warehouse. The space is characterized by a high ceiling with a complex steel truss system and numerous bright, rectangular light fixtures. The floor is a smooth, light-colored concrete. Several vertical steel support columns are spaced throughout the interior. In the background, there are some storage units and equipment, and a few small figures of people can be seen for scale. The overall atmosphere is clean and spacious.



- Head Lease available
- Ample parking within business park
- Prominent SE location

West Bay

- 100A/600V (TBC by Subtenant) - additional services will have to be confirmed
- (4) 8' x 10' dock doors with levelers
- (4) 16' x 18' grade doors



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