

50th
Street
Business
Park

50th

50 Street & 68 Avenue, Edmonton, AB

11,275 SF for Lease
GRADE LOADING
EXTENSIVE OFFICE AREA

33,662 SF for Lease
GRADE LOADING
CRANES

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**AVISON
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REAL ESTATE
SERVICES



FOR LEASE

A place for your business

50th Street Business Park is centrally located in the heart of Edmonton's southeast industrial area. The modernly designed development consists of 11 buildings totaling 975,000 square feet as well as over 315,000 square feet of storage yard. All the space your business needs including ample customer/employee parking, yard space and loading with room to grow.

Designed with flexibility to accommodate a variety of tenants including manufacturing, construction, wholesalers, warehousing and business support services.



11- building business park



Blank space available for customization



Excellent exposure along 50th Street



Dock and grade loading

50th
Street
Business
Park

50th

FOR LEASE

About the property

Best in class construction

- Dock and grade loading
- Large windows for natural light

Options for all businesses

- Space for all business sizes
- Flexibility to accommodate a variety of tenants

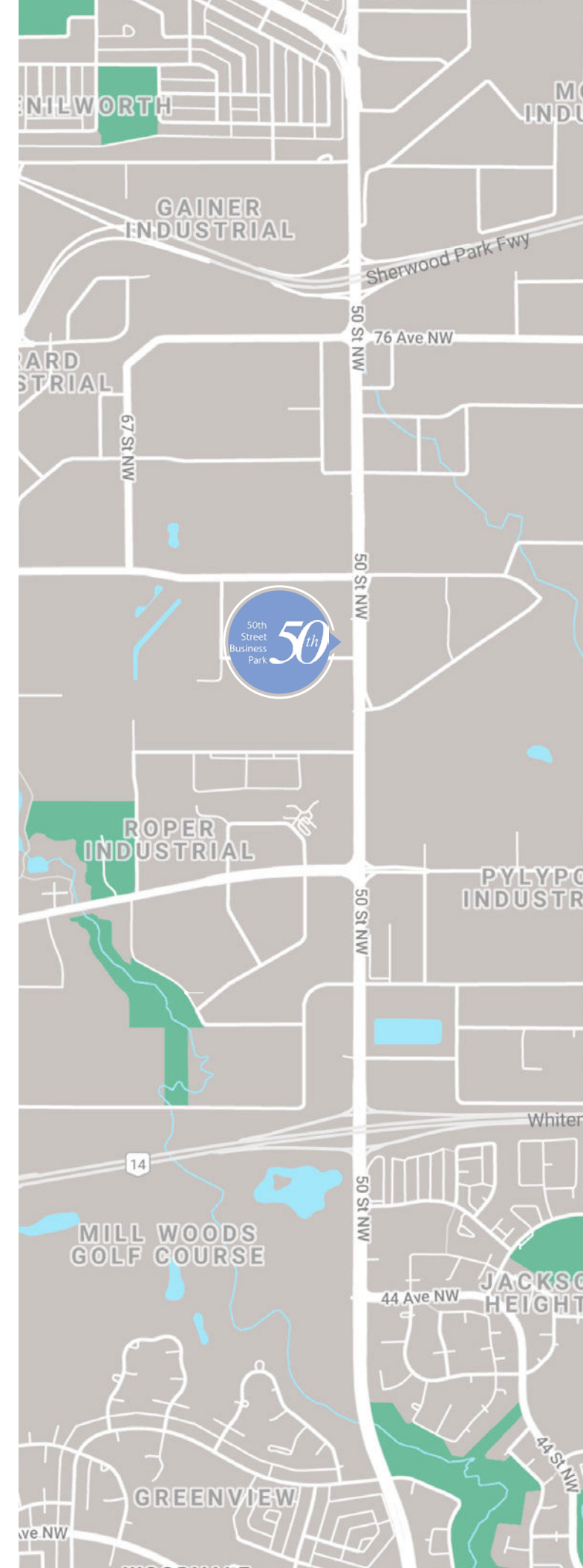
Strategic location

- Immediate access to 50th Street and 75th Street, two major arterial roadways
- Only minutes away from major transportation routes including Anthony Henday Drive, Whitemud Drive and Sherwood Park Freeway.

Benefit from neighbouring businesses

- Be in the heart of the southeast industrial node
- Complimentary neighbouring businesses make your location a one stop shop

Variable bay sizes to suit your business needs



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Land for sale

5903- 66A Avenue NW, Edmonton, AB

Area Available3.34 acres

3.34 acres

Building L

6707 - 59 Street NW, Edmonton, AB

Area Available11,275 SF

11,275 SF

Building J

6655 - 59 Street NW, Edmonton, AB

Area Available33,662 SF

33,662 SF

Building J

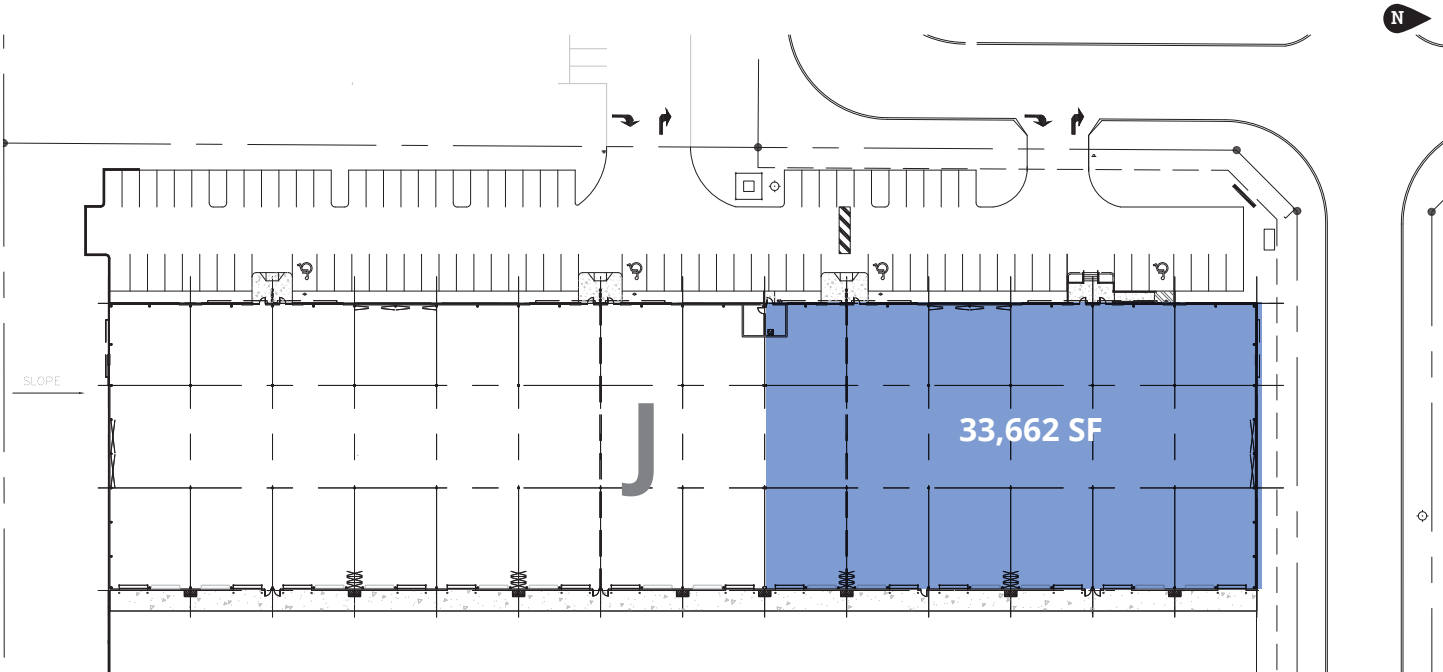
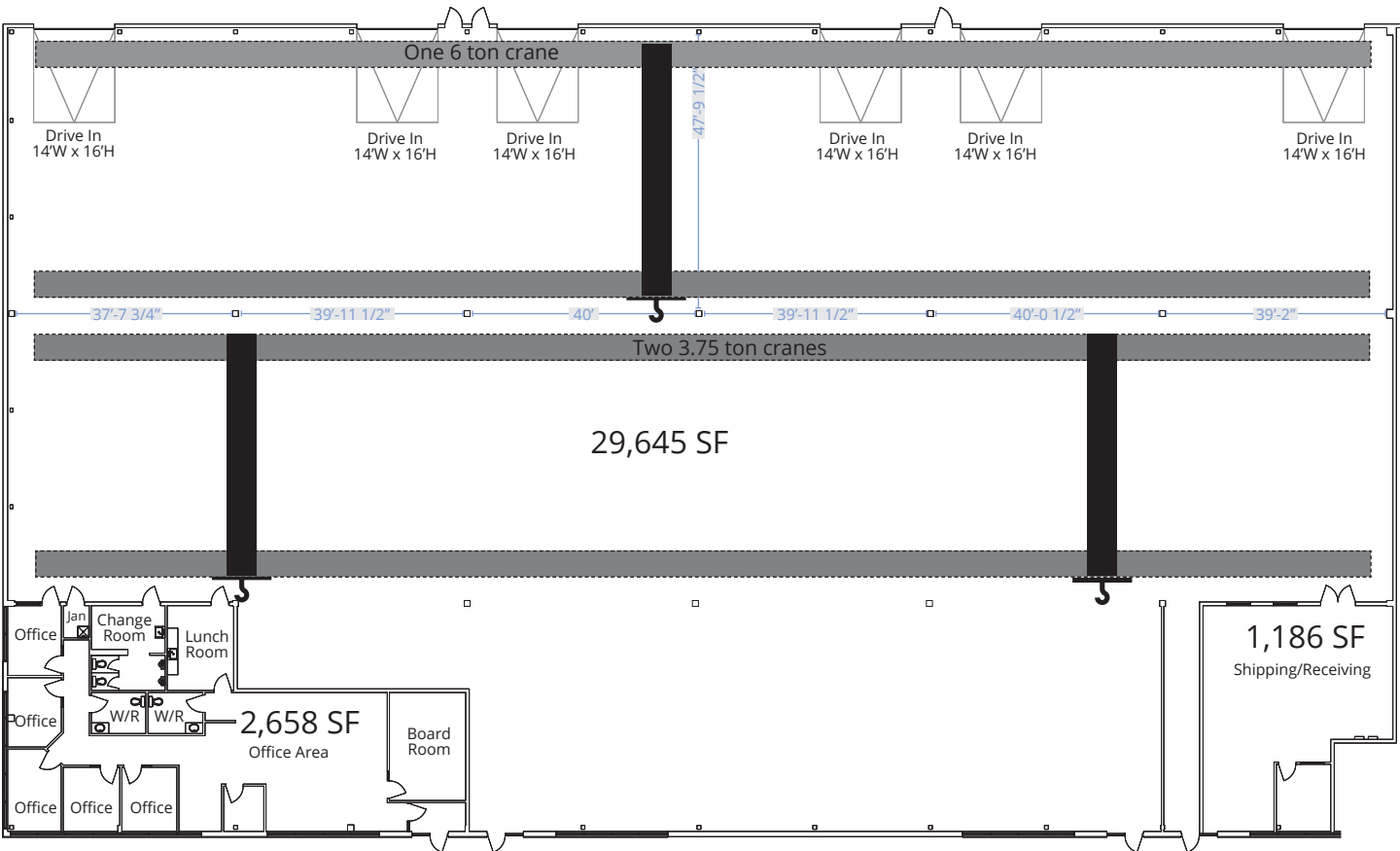
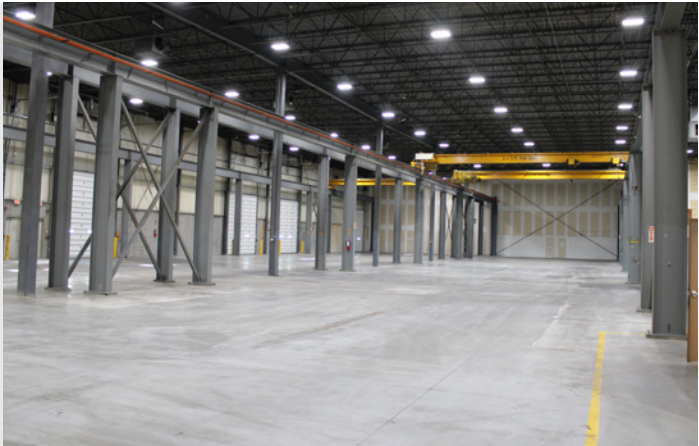
6655 - 59 Street NW, Edmonton, AB

50th Street Business Park 50th

Area Available	29,645 SF (warehouse)
	2,658 SF (office)
	1,186 SF (shipping office)
	33,662 SF
Total Building Area	78,628 SF
Additional Costs (2026)	\$1.91 PSF operating costs
	\$3.91 PSF property tax
	\$5.82 PSF total
	<i>*Plus management fee</i>
Loading	6 grade loading doors
Ceiling Height	28'
Zoning	IM - Medium Industrial

FEATURES

-  Available immediately
-  Ample parking
-  Power: 400 amp, 600 volts
-  Multiple cranes in the suite (two 3.75-ton, one 6-ton)
** Landlord willing to remove or upgrade cranes*
-  Sumps in front of all loading doors



Building L

6707 - 59 Street NW, Edmonton, AB

50th Street Business Park

50th

Area Available	11,275 SF <i>(7,149 SF of main floor office and 4,869 SF of second floor office a total of 12,018 SF)</i>
Total Building Area	100,958 SF
Additional Costs (2026)	\$1.66 PSF operating costs \$3.83 PSF property tax \$5.49 PSF total <i>*Plus management fee</i> <i>**Payable on main floor only</i>

Loading	2 grade doors (14' x 16')
Ceiling Height	28'
Zoning	IM - Medium Industrial

Asking Rate:	Market
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FEATURES



Available after March 1, 2027, with 30 days' notice



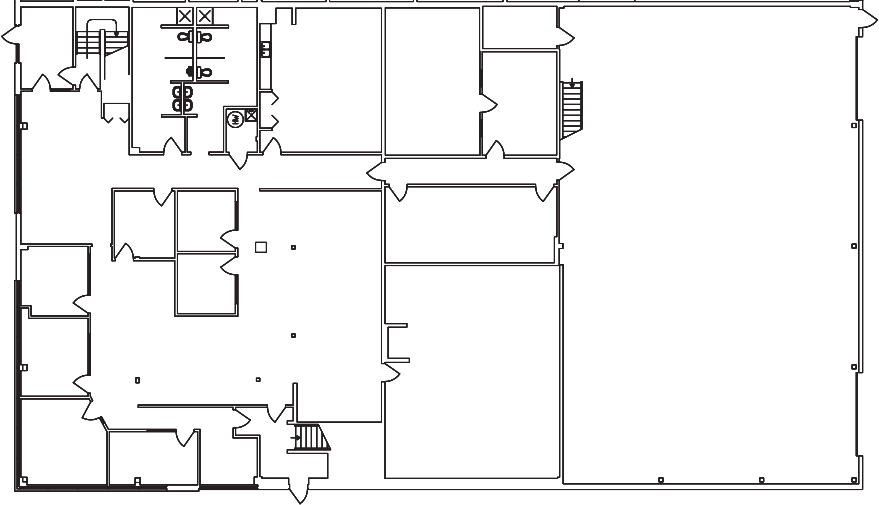
Ample parking



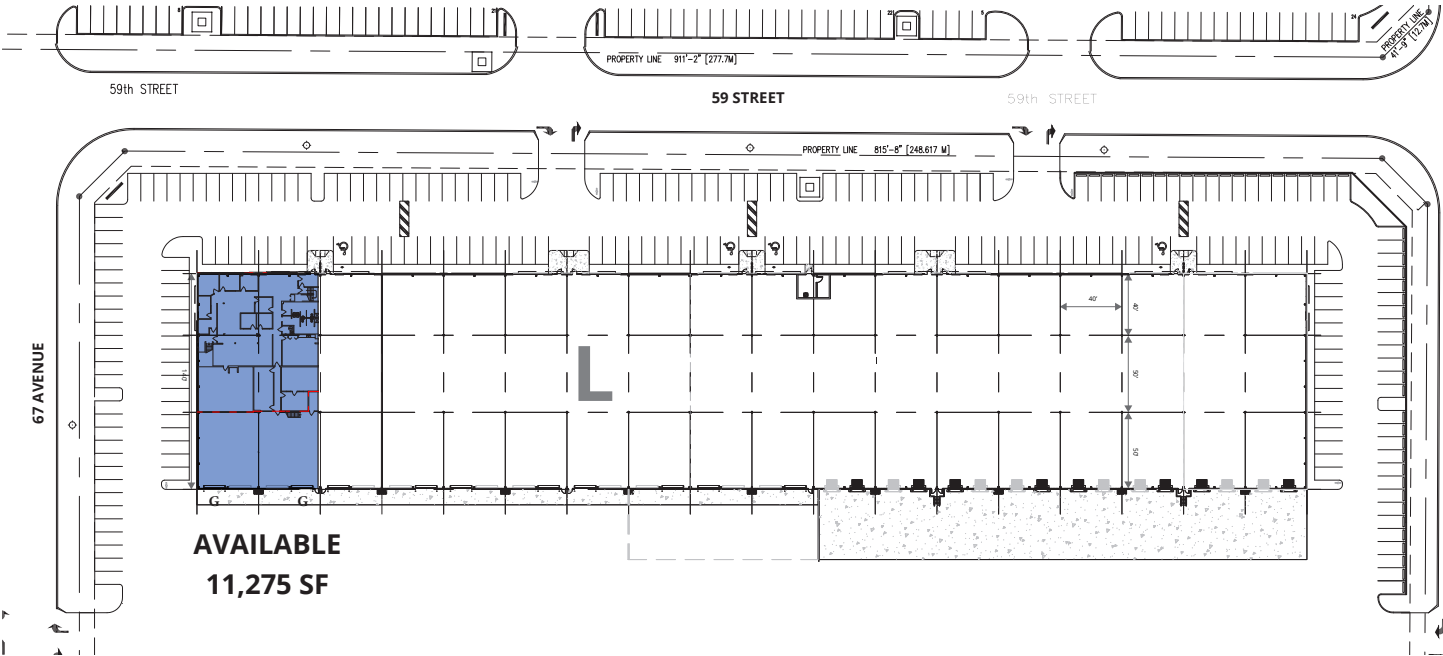
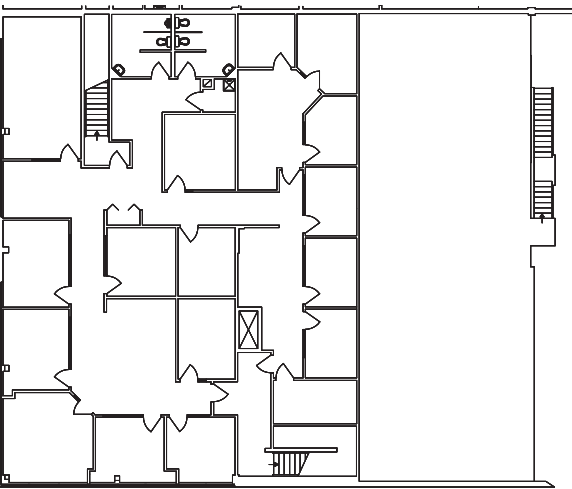
Power: 1200 amp, 600 volts, 3 phase, 4 wire



MAIN FLOOR
11,275 SF (7,149 SF Office)



MEZZANINE
7,342 SF (4,869 SF Office)



Location overview



If you would like more information on this property, please get in touch.

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