

# ROSENAU CROSSDOCK FACILITY AND LAND

5805 98 STREET | EDMONTON | AB

FOR LEASE

**Omada**  
COMMERCIAL



## 31,780 SF CROSSDOCK FACILITY AND 6,992 SF FLEET SERVICES SHOP ON 9.21 ACRES

- Functional crossdock and fleet service facilities
- 9.21 acre site in the heart of Southeast Edmonton
- Central location with access to major arterial routes
- Gravel and concrete yard with lighting, power and security features

**BRONWYN SCRIVENS**  
Associate Broker  
780.540.5331  
bronwyn.scrivens@omada-cre.com

**KENT SIMPSON**  
Associate  
780.540.5330  
kent.simpson@omada-cre.com

**OMADA COMMERCIAL**  
1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2  
780.540.5320  
OMADA-CRE.COM

# ROSENAU CROSSDOCK FACILITY AND LAND

5805 98 STREET | EDMONTON | AB

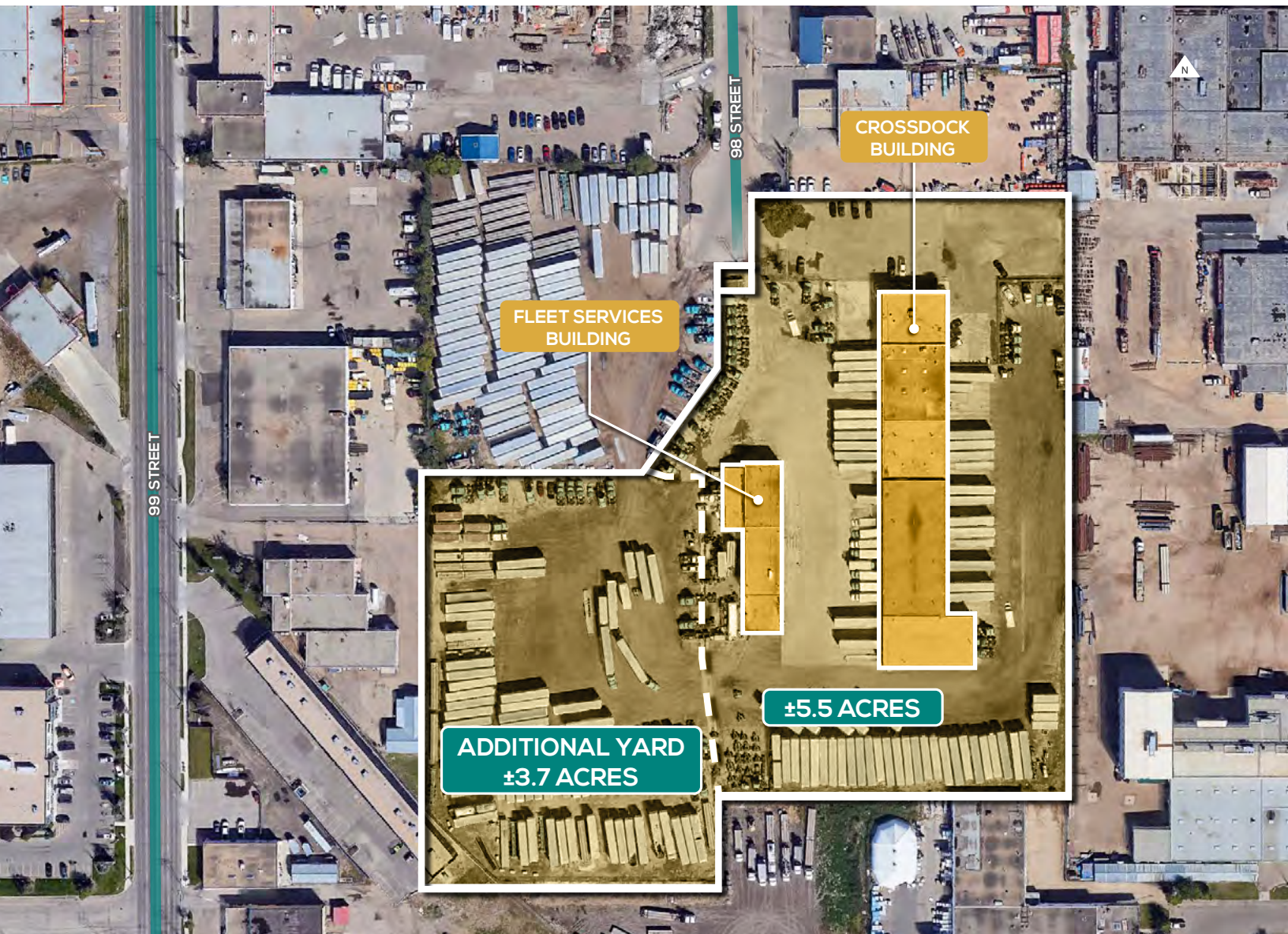
FOR LEASE

Omada  
COMMERCIAL

## OPPORTUNITY

THIS SITE IS A UNIQUE OPPORTUNITY TO LEASE A FUNCTIONAL CROSSDOCK FACILITY ON 9.21 ACRES IN THE HEART OF SOUTHEAST EDMONTON WITH A TWO BAY DRIVE-THRU FLEET SERVICES BUILDING.

The site is ideally situated 2.1 KM's from Whitemud Drive via 99th Street, and offers a great mix of industrial, retail and residential neighbouring communities. Due to the strategic location, this site offers excellent efficiencies for trucking, logistics, and last mile delivery efforts.





## THE SITE

- **Municipal:** 5805 98 Street NW, Edmonton, AB
- **Legal:** Plan 9220170, Block A, Lot 9 & Plan 9220170, Block A, Lot 8 PUL
- **Site Area:** 9.21 Acres
- **Lease Rate:** \$12.00 PSF for Crossdock + 5.5 Acres  
\$1.00 PSF for Additional 3.7 Acres
- **Operating Costs:** TBC
- **Prop. Taxes:** \$132,882.27 (2020)
- **Access:** 98<sup>th</sup> Street
- **Available:** Immediately
- **Site Coverage Ratio:** 9.4%
- **Zoning:** IH
- **Yard Details:**
  - Most of yard is fully compacted gravel base, with concrete around crossdock facility
  - Yard lighting illuminating much of the site
  - Power vestibules around front perimeter for truck/equipment charging
  - Security shack at entrance for site monitoring

# ROSENAU CROSSDOCK FACILITY AND LAND

5805 98 STREET | EDMONTON | AB

FOR LEASE

Omada  
COMMERCIAL

## CROSSDOCK FACILITY

- **Space** 4,000 SF – Main Floor Office  
**Breakdown:** 1,260 SF – Basement Office  
26,520 SF – Cross Dock Warehouse  
31,780 SF – Total
- **Construction:** Concrete block
- **Loading:** Total of 48 dock doors complete with bumpers, trailer lighting, and 30,000 lb dock levelers; one ramp to grade  
43 – 8' x 8'  
4 – 9' x 9'  
1 – 10' x 10'
- **HVAC:** Rooftop HVAC in office  
Radiant heat throughout warehouse plus one gas fired unit heater
- **Power:** TBC
- **Lighting:** T5 lighting throughout warehouse on motion sensors
- **Security:** Cameras installed, exterior lighting, and security shack at yard entrance





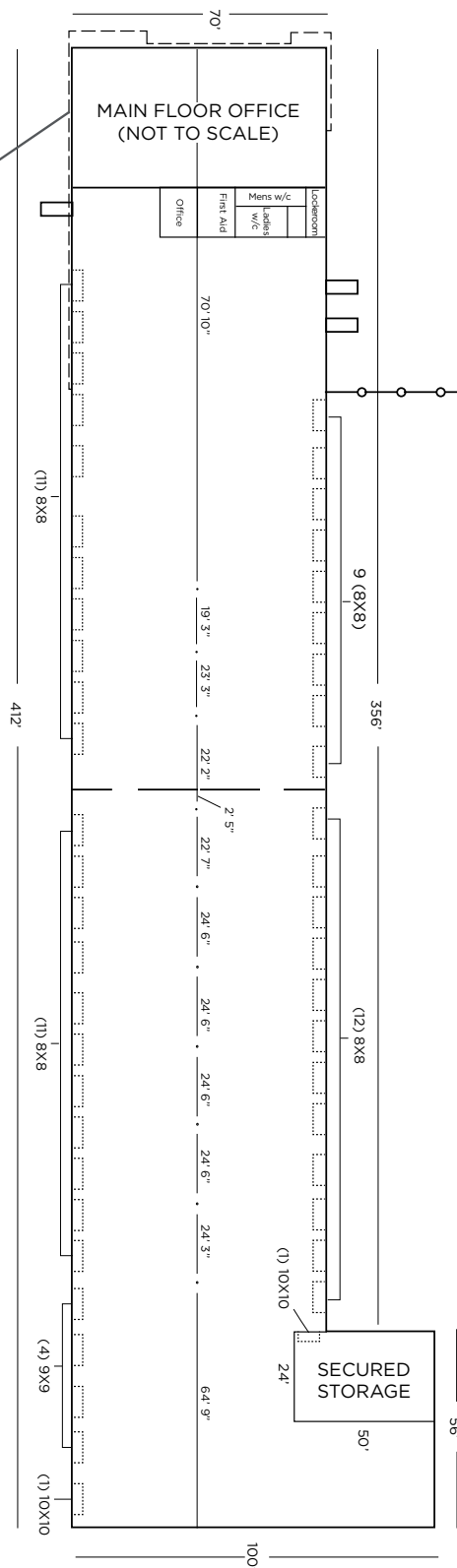
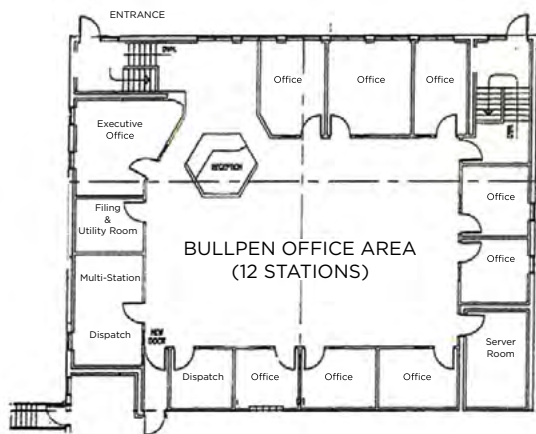
## FLEET SERVICES SHOP

- **Space Breakdown:** 5,840 SF – Drive-Thru Service Shop  
1,152 SF – Tool Crib  
6,992 SF – Total
- **Service Pit:** 25'L x 3.5'W x 4.5'H concrete lined with sump
- **Construction:** Concrete block
- **Compressed Air:** Three air compressor units with air lines running throughout
- **Sump:** Trench drain and sump in south half, with two additional sumps in north demised bays
- **Loading:** Four exterior 12'x16' grade doors  
Two interior 12'x18' grade doors
- **HVAC:** Radiant heat, Engineered Air make up air unit, two snorkel hose assemblies, and gas detection monitor unit
- **Power:** 225A/240V Electrical service (TBC)
- **Lighting:** T5 and fluorescent

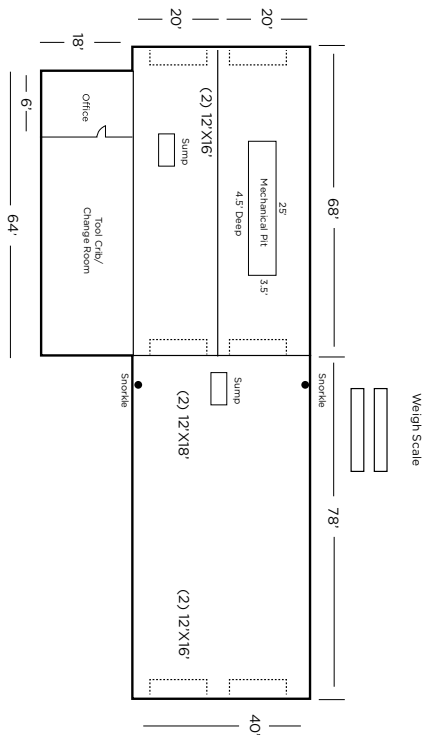


CROSSDOCK BUILDING

MAIN FLOOR OFFICE



FLEET SERVICES BUILDING



ROSENAU CROSSDOCK FACILITY AND LAND

5805 98 STREET | EDMONTON | AB

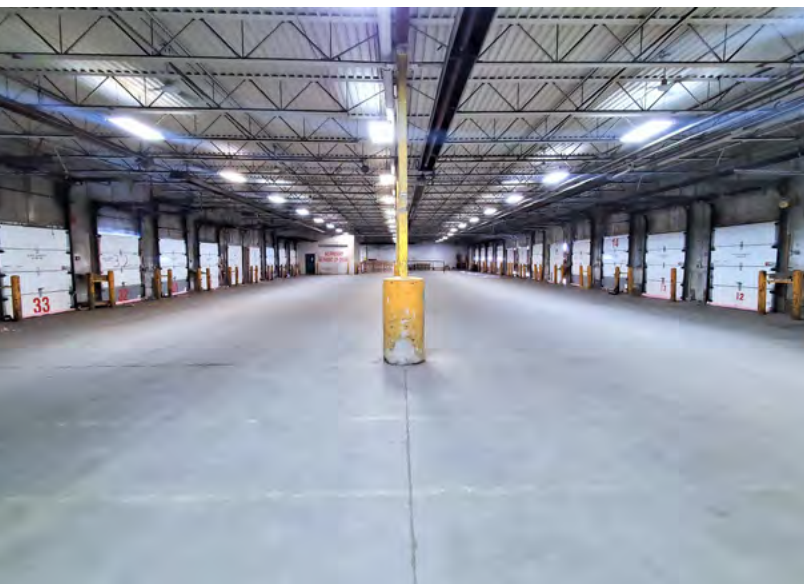
FOR LEASE

# ROSENAU CROSSDOCK FACILITY AND LAND

5805 98 STREET | EDMONTON | AB

FOR LEASE

Omada  
COMMERCIAL

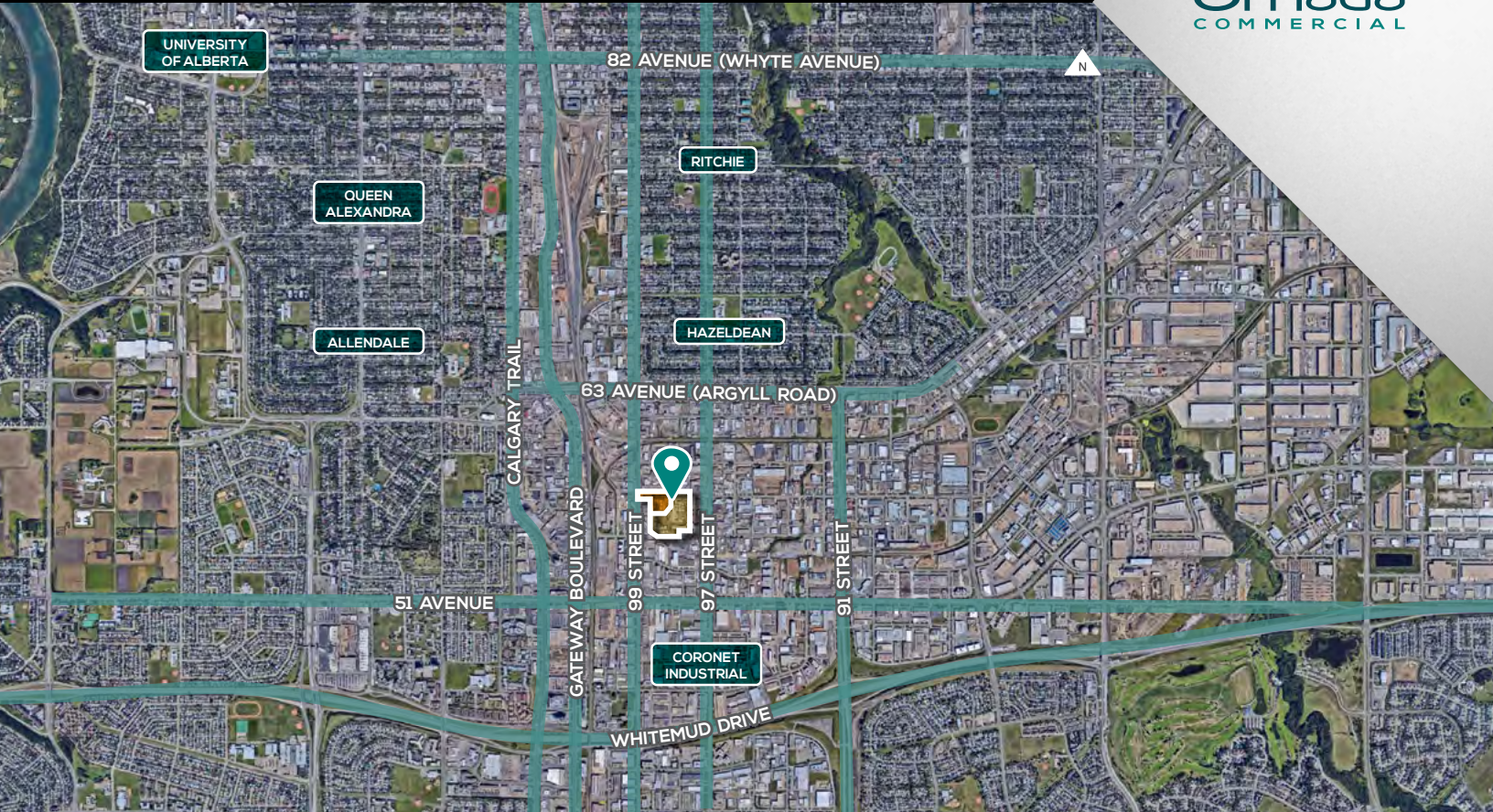


# ROSENAU CROSSDOCK FACILITY AND LAND

5805 98 STREET | EDMONTON | AB

FOR LEASE

**Omada**  
COMMERCIAL



**BRONWYN SCRIVENS**

Associate Broker  
780.540.5331  
bronwyn.scrivens@omada-cre.com

**KENT SIMPSON**

Associate  
780.540.5330  
kent.simpson@omada-cre.com

**OMADA COMMERCIAL**

1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2

780.540.5320  
OMADA-CRE.COM

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada").

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, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. 220202