BGO Properties

5912

99 STREET NW

±3,849 SF FOR LEASE

Functional industrial space with excellent 99th Street exposure and convenient access to Edmonton's established trade and service network

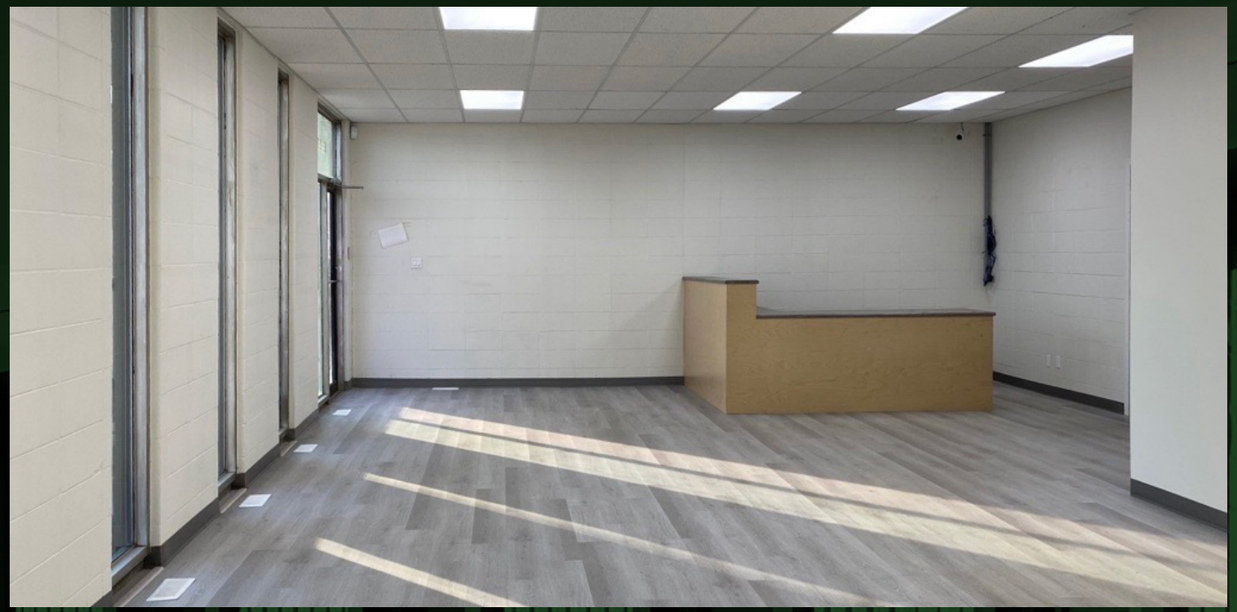


Where visibility meets connectivity

Located within an established industrial district in Edmonton, 5912 - 99 Street NW offers businesses a practical setting that brings warehouse, service, and operations together. Well suited for contractors, trade suppliers, service companies and specialty distributors, the property provides a functional base for managing inventory, coordinating projects and serving customers. With its convenient south-central location and exposure along 99 Street, the space offers businesses the flexibility to support day-to-day operations while maintaining access to Edmonton's broader commercial and industrial market.

PROPERTY HIGHLIGHTS

- ±3,849 SF of functional industrial space, with ±2,885 SF of warehouse and ±964 SF of office space
- Excellent exposure along 99th Street, complemented by convenient parking for employees, customers, and visitors
- One dock-level loading door and 14' clear height for shipping, receiving, and warehouse operations
- 125 amp, 600V three-phase power and IM (Medium Industrial) zoning to support a range of industrial uses





Connected to what moves business

5912 - 99 Street NW places businesses among a concentration of contractors, manufacturers, trade suppliers, and commercial service providers. The property offers convenient access to major transportation routes, including Argyll Road, Gateway Boulevard, Calgary Trail and Whitemud Drive, supporting the movement of employees, service vehicles, and deliveries across Edmonton. Nearby industrial suppliers, retail amenities, and everyday services add convenience, making the location well suited for businesses serving customers throughout the city and surrounding region.

DISTANCE AND DRIVE TIMES

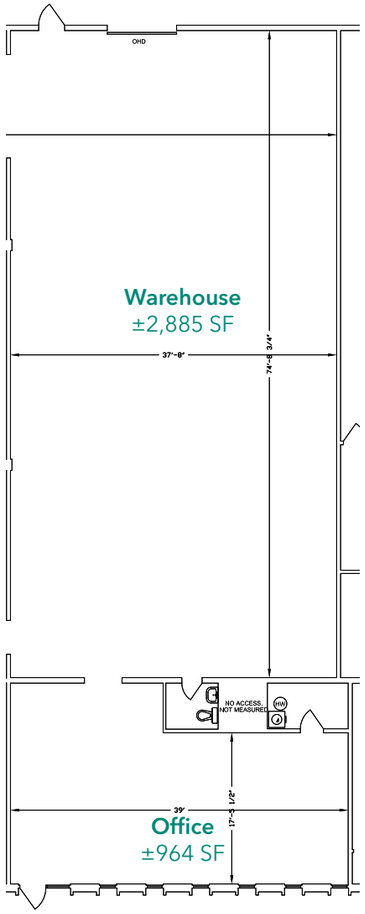
Argyll Road / 63 Avenue NW	±0.4 km	±2 minutes
51 Avenue NW	±1.0 km	±3 minutes
Gateway Boulevard NW	±1.5 km	±4 minutes
Calgary Trail NW	±2.0 km	±5 minutes
Whitemud Drive NW	±2.5 km	±6 minutes
CPKC Edmonton Intermodal Terminal	±4.0 km	±8 minutes
Downtown Edmonton	±8.0 km	±15 minutes

EXPLORE THE AMENITIES NEAR THE PROPERTY



5912 - 99 Street NW

±3,849 SF



SPECIFICATIONS	
ADDRESS	5912 - 99 Street NW, Edmonton, AB
AVAILABILITY	March 1, 2027
TOTAL AVAILABLE SPACE	±3,849 SF
OFFICE	±964 SF
WAREHOUSE	±2,885 SF
ZONING	IM – Medium Industrial
CLEAR HEIGHT	14’
LOADING	One (1) dock-level door
LIGHTING	LED
HEATING	Gas furnace / Unit heaters
ELECTRICAL	125 amps / 600 volts / 3 phase
PARKING	Common stalls
ASKING RATE	$11.50
ADDITIONAL RATE	$7.35 PSF/year (2026 estimate)

A logistics hub powered by people

Edmonton is an ideal location for businesses looking to grow, scale and compete, offering a strong combination of strategic access, development-ready land, skilled labour and competitive operating costs. As Western Canada's industrial hub, the city is positioned at the nexus of major rail, highway and air cargo routes, including access to CN and CP rail, Edmonton International Airport and connections to the Port of Prince Rupert. With strengths across logistics, advanced manufacturing, energy, food processing and applied technology, Edmonton provides the infrastructure, talent and forward-looking economy businesses need to operate efficiently and grow with confidence.

1,636,887

Total population in Edmonton, representing a 16.2% growth from 2020

$133,643

Average household income, projected to increase to $153,454 over the next five years

91.8%

Percentage of the labour force that is estimated to be employed for the current year

38 years

Median age in Edmonton, projected to be 39.2 years from now

Top occupational categories

Sales and service (16.5%),

Trades, transport, operators (13.1%)

Business finance administration (11.4%)



Source: Edmonton.ca; demographics from Environics Analytics Envision

Professionally managed, expertly executed

BGO Properties

Choosing a BGO Properties-managed space means more than finding the right location. It means having an experienced team, reliable service, and the strength of a national platform supporting your business. With more than 420 properties and 67 million square feet under management across Canada (as of June 30, 2026), BGO Properties brings established expertise and proven processes to every building we manage.



CONNECTED SERVICE THAT STAYS AHEAD

Our ClikFIX platform provides access to a 24/7 contact centre and centralized tenant portal, making it easy to submit and track service requests, receive updates, and stay informed about your building.

PROACTIVE BUILDING MANAGEMENT

Preventive maintenance, regular inspections, and building systems monitoring help identify issues early, maintain functionality, and minimize disruptions to daily operations.

EXPERIENCED TEAMS, LOCAL EXPERTISE

Our local property management teams understand the buildings they manage and the businesses they serve. Supported by specialized expertise across Canada, they deliver practical solutions tailored to tenant needs.



5912 - 99 Street NW

Edmonton, Alberta

TRAVIS DOCHUK
Leasing Manager, Edmonton
+1 780-218-5283
travis.dochuk@bgo.com

bgoproperties.com

BentallGreenOak (Canada) Limited Partnership
Suite 100, 4803-87th Street
Edmonton, Alberta T6E 0V3

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