

For Lease: EIA Polaris Centre

4818 31 Street E, Edmonton, AB

Colliers

State of the Art Facility in a Strategic Location

Warehouse / Distribution / Office Facility



Strategic Location

EIA Polaris Centre is located at the Edmonton International Airport approximately 3 minutes off Highway 2 (the primary road connecting Edmonton - Red Deer - Calgary). This strategic location offers exceptional speed-to-market for goods and services, and agility in supplying to both domestic and international markets.

The Edmonton International Airport has been getting significant recognition as a major cargo hub. Edmonton is the closest major city to the Port of Prince Rupert, which is slated to become the 2nd largest container port in Canada, and is the closest North American port to Asian manufacturing centres. Edmonton's connectivity to rail, roadways, and air infrastructure give Edmonton a competitive advantage.

- 18 minutes south of the CP Railway Edmonton Intermodal Terminal
- 3 minutes from the Edmonton International Airport and 2.5 hours north of the Calgary International Airport
- 1 day drive from the Port of Vancouver & Port of Prince Rupert

The Edmonton International Airport is Canada's fifth-busiest airport by passenger traffic, and is home to what is known as "Airport City" - a thriving community with dozens of services and amenities travellers and local residents can enjoy.

Current on-site amenities include Costco Wholesale, Premium Outlet Collection YEG, Century Mile Racetrack and Casino, RedTail Landing Golf Club, and the Renaissance Edmonton Airport Hotel - the only 4 Diamond, Renaissance branded hotel in the world connected directly to an airport. The dedicated On-Airport Transit shuttle bus can be utilized to get from place to place. New hotels, shops and other amenities will continue to be added in the future.

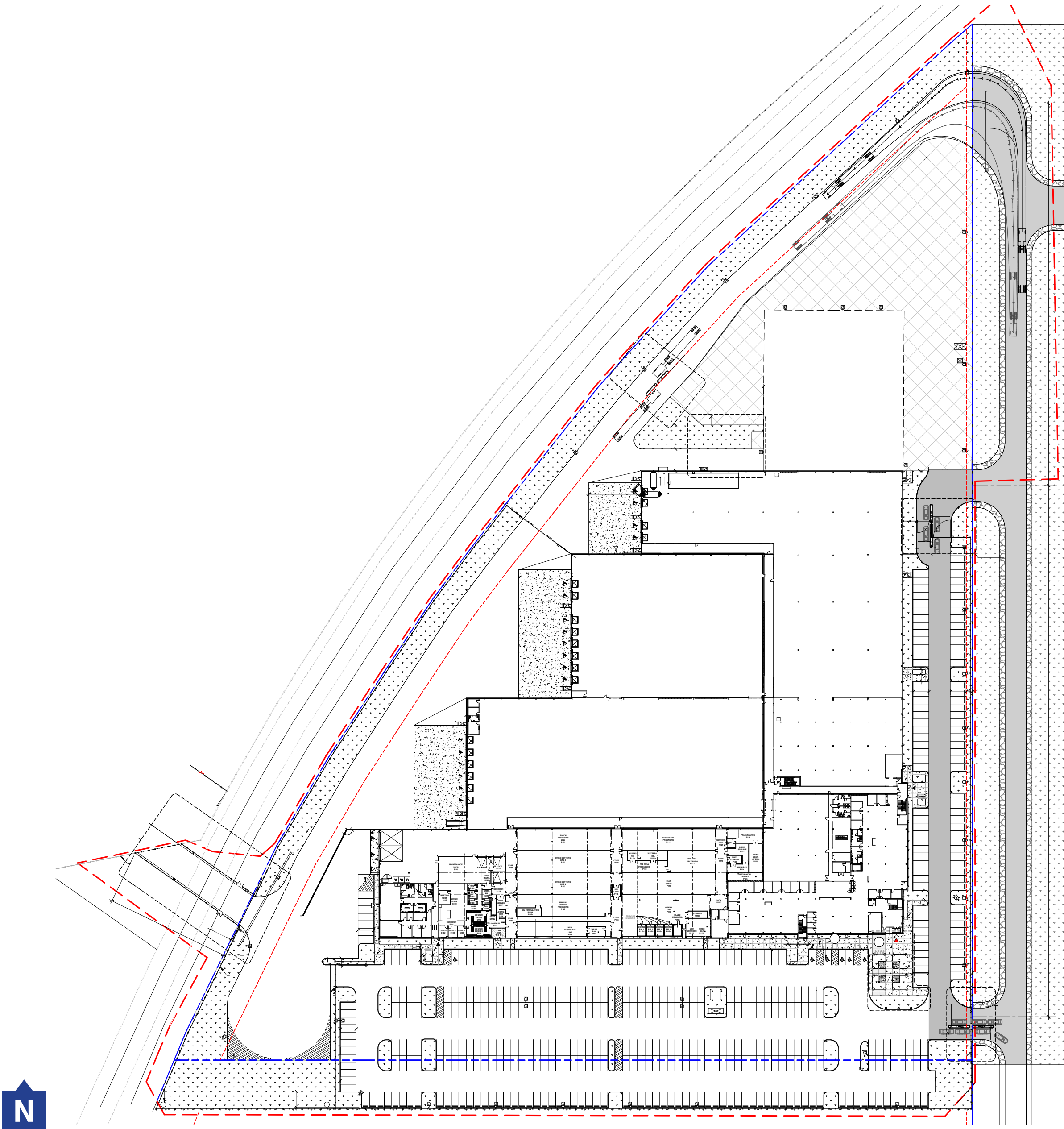
Property Highlights

The EIA Polaris Centre is a state-of-the art facility built by Dawson Wallace in 2019 and includes a multitude of opportunities for a wide range of users, including but not limited to: **office, medical, food grade, warehouse/distribution, lab, processing, irradiation and others.**

Some of the highlights of EIA Polaris Centre include exceptional construction, with over 320,000 square feet on 15.68 acres of leased land located at the Edmonton International Airport. Quality of construction is apparent the moment you set foot into EIA Polaris Centre. The Property includes two floors of office totaling approximately 66,000 square feet (fully furnished with high end furnishings); multiple warehouse areas totaling nearly 200,000 square feet, with up to 38’ clear ceiling height; and portion temperature controlled; multiple processing bays suitable for food grade processing, medical, including extensive HVAC in place, lab space, elevator, generator, and lastly 30,000 square foot area, built at the north end of the facility, equipped with separate power service, and intended to be used as an irradiation facility. Other features include generator, building management system, with swipe card access throughout.

The site is fully paved with heavy duty asphalt in truck court, concrete pad at loading doors, fully landscaped, perimeter lighting, including building lighting, site is also fully fenced with chain link w/3 strand barb wire.

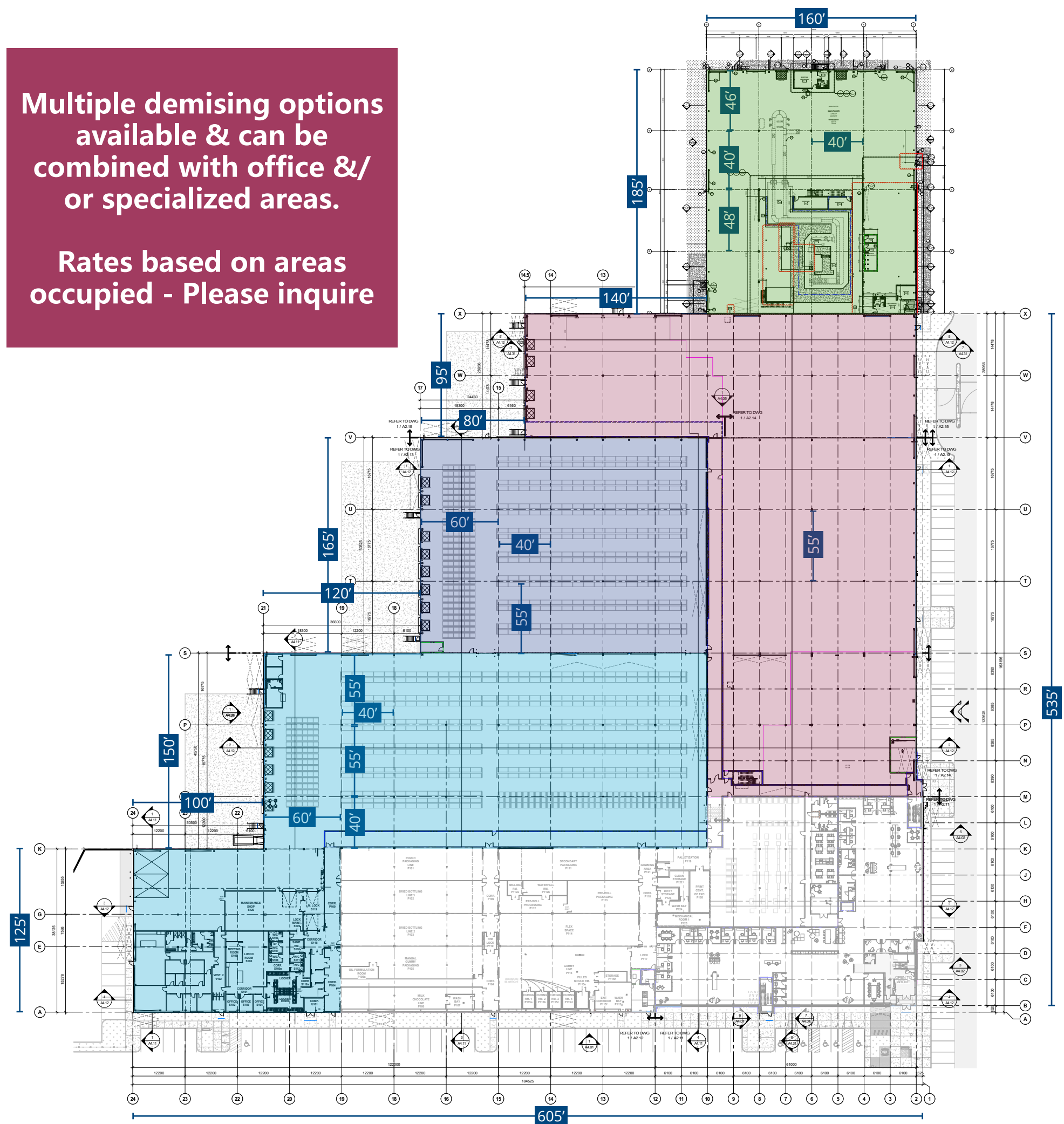
Address	4818 31 Street E, Edmonton International Airport (YEG), AB
Area	Entire building is 322,411 SF on 15.68 acres
Zoning	Light Industrial
Year Built	2019
Parking	486 surface parking stalls



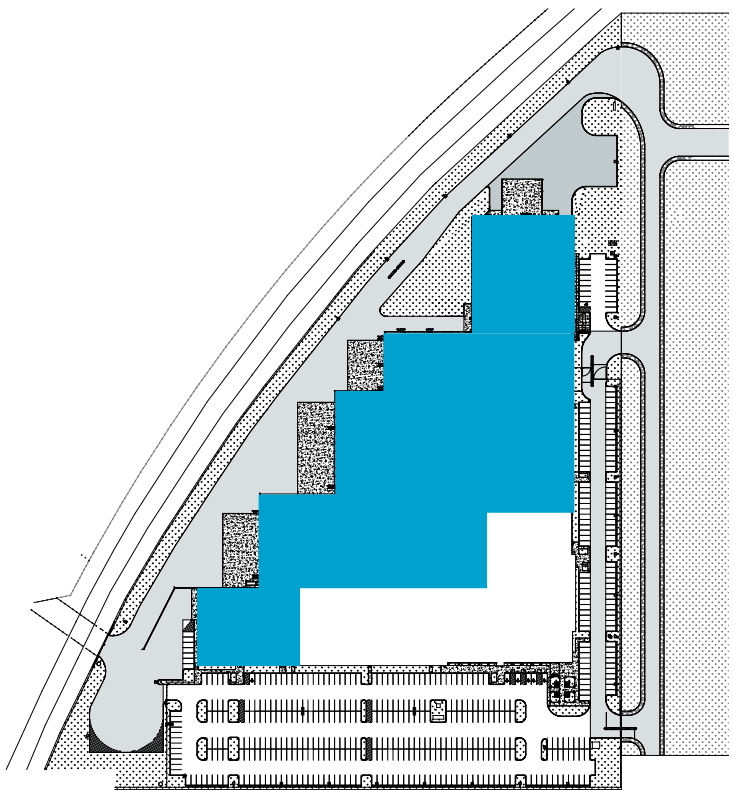
Warehouse Areas

Multiple demising options available & can be combined with office &/ or specialized areas.

Rates based on areas occupied - Please inquire



Areas	±215,204 SF
Lighting	LED in warehouse
Sprinkler	ESFR
Electrical	Main (South): 3000 amps, 600 volt, 3 phase, 4 wire Secondary (North): 1200 amps, 600 volt, 3 phase, 4 wire
Parking	486 surface parking salls
HVAC	(9) Trane make up air units
Generator	Cummins Heavy-Duty Diesel Engine (500 kW) Rugged 4-cycle



Area:	Warehouse 1: ±71,000 SF	Warehouse 2: ±36,300 SF	Warehouse 3: ±72,975 SF	Warehouse 4: ±34,929 SF
Features:	Forklift charging station & shop area	Temperature controlled Racking can be included	Slab not poured yet	Auralux 29,659 SF + 5,270 SF (service platform)
Loading:	(2) 14'x16' ramped grade, (6) 9'x10' dock doors w/levelers	9'x10' dock doors w/ levelers	(4) 9'x10' dock doors w/ levelers	(3) 14'x16' grade & (2) dock w/ levelers
Ceiling:	Up to 38' clear	Up to 38' clear	Up to 38' clear	±24'
Electrical	Main (South): 3000 amps, 600 volt, 3 phase, 4 wire			Separate service of 1200 Amp / 600 Volt (TBV by Tenant)

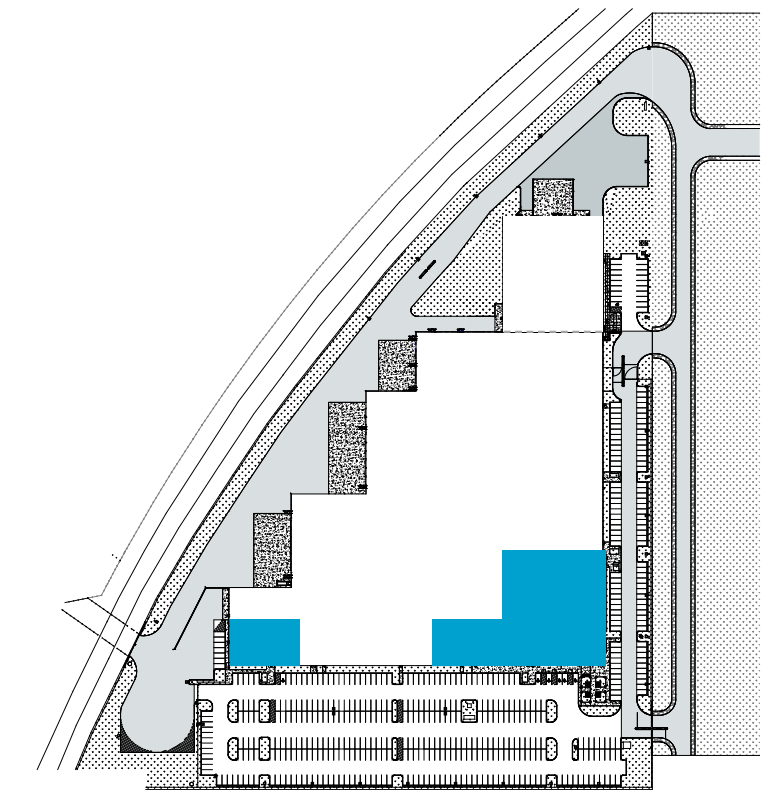
Office Areas

SECOND FLOOR [18,148 SF]

Capacity
• 25 Offices
• 87 Workstations

Collaboration
• 9 Meeting Rooms
• 4 Phone Booth Rooms
• 3 Open Collaboration Stations

Amenities
• 1 Lunch Areas
• 2 Stationary Areas



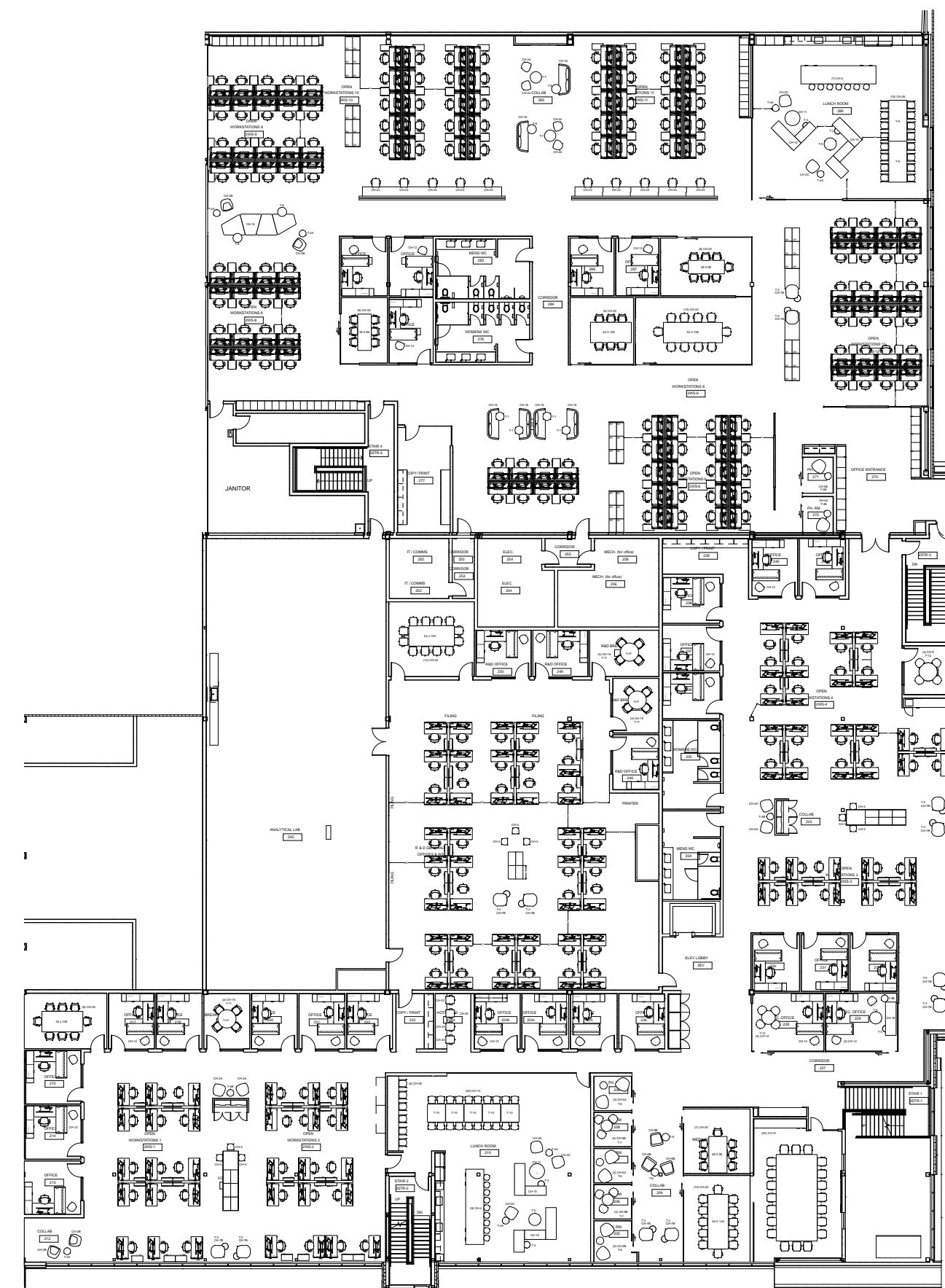
MAIN FLOOR [18,455 SF REMAINING]

Capacity
• 10 Offices
• 52 Workstations

Amenities
• 2 Lunch Areas
• 2 Stationary Areas

Collaboration
• 4 Meeting Rooms
• 4 Phone Booth Rooms
• 3 Open Collaboration Stations

↓ Mezz Second Floor



MEZZ 2ND FLOOR [17,838 SF]

Capacity
• 5 Offices
• 128 Workstations
• 10 Hotel Stations

Collaboration
• 4 Meeting Rooms
• 2 Phone Booth Rooms
• 4 Open Collaboration Stations

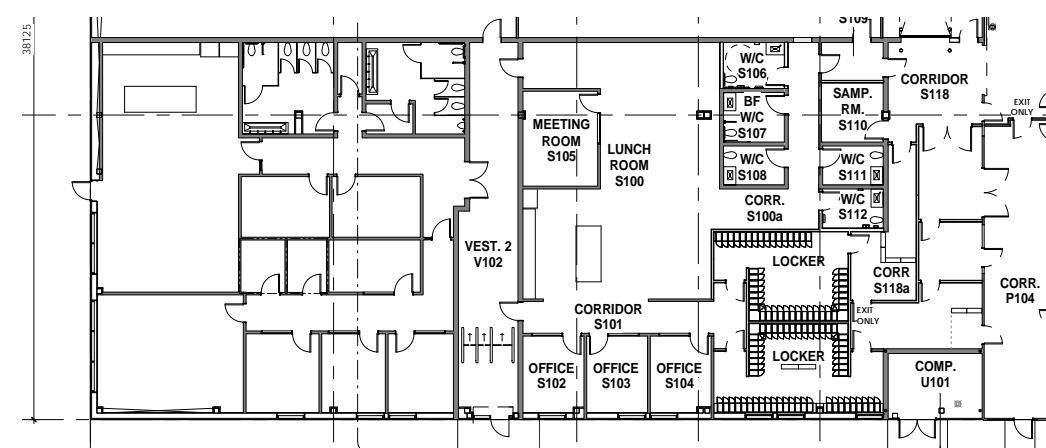
Amenities
• 1 Lunch Areas
• 1 Stationary Areas

METRO OFFICE [10,000 SF]

Capacity
• 9 Offices

Collaboration
• 1 Meeting Rooms

Amenities
• 2 Lunch Areas
• 2 Locker Room Areas



↑ Metro Office



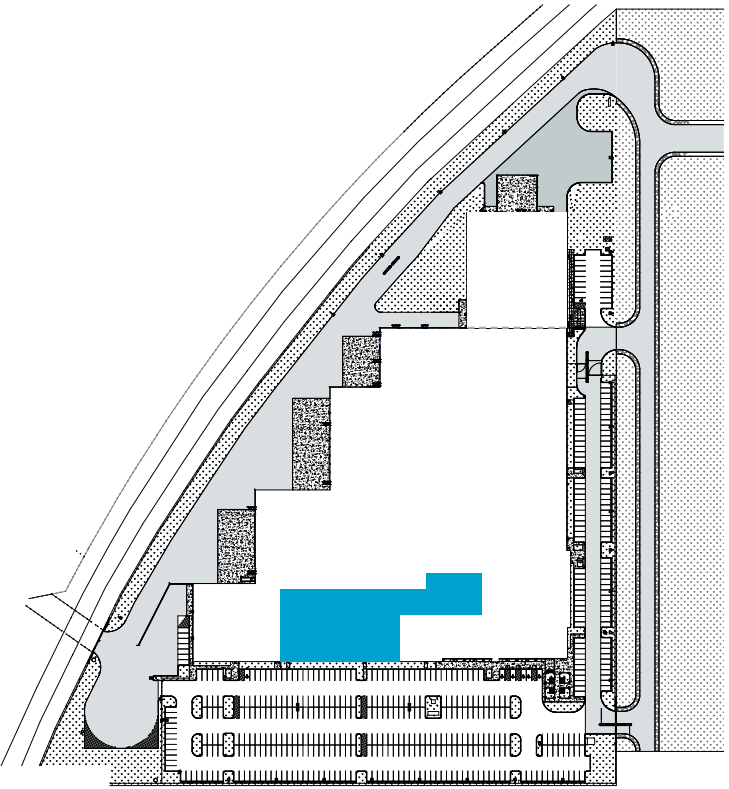
↑ Main Floor

↑ Second Floor

Multiple demising options available & can be combined with industrial &/or specialized areas

Specialized Areas

SPECIALIZED AREAS [±44,536 SF]
*PLEASE INQUIRE FOR MORE INFORMATION



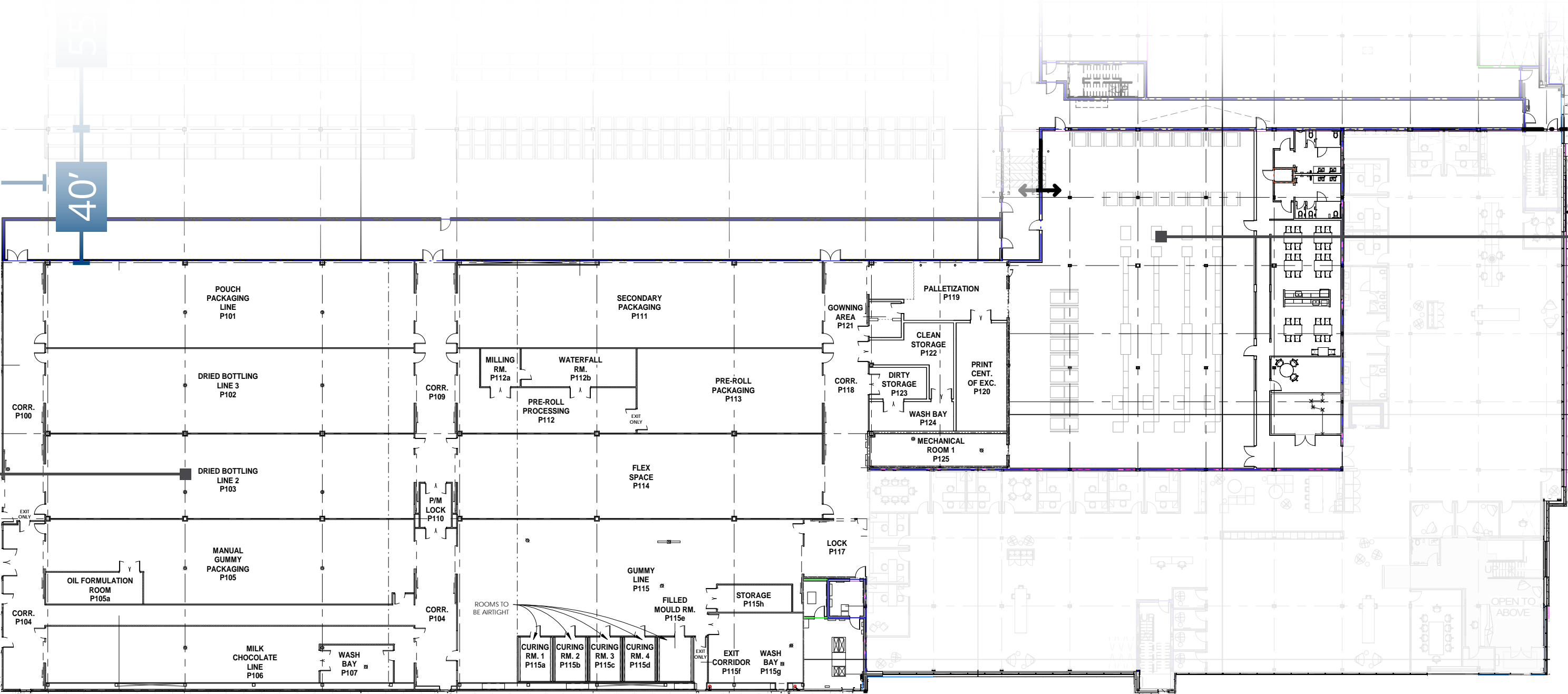
Temperature Controlled Processing Bays



Temperature Controlled Processing Bays



Co-Pack Area





Processing Area



Temperature Controlled Processing Bays



Loading Doors



Forklift Charging Station



Second Floor Office Bullpen



Lab Space



Second Floor Lunchroom



Second Floor Lunchroom

About The Landlord

The Landlord

Real Capital Solutions is a highly entrepreneurial real estate company that invests smart capital and provides practical solutions for real estate opportunities. For over 30 years, RCS has achieved great success investing in entrepreneurial real estate ventures. During that time, the company has purchased and managed more than 365 real estate investments totaling approximately \$3.5 billion. The company's commercial portfolio alone is valued at more than \$950 million and is comprised of nearly 14 million square feet of office, retail, and industrial properties. Real Capital Solutions' investment performance is a result of a solutions-oriented approach to property acquisition, development, management and divestiture. RCS will continue to produce exceptional returns for its investors by working with operating partners that share the same entrepreneurial drive and operational precision to achieve extraordinary performance.

Learn more at: www.RealCapitalSolutions.com.

Additionally, under the direction of founder and principal, Marcel Arsenault, RCS uniquely leverages the value created from its real estate portfolio to cultivate a legacy of philanthropy by funding important work through family foundations. One Earth Future Foundation is broadly focused on various peace initiatives around the world.



Warehouse 2



Warehouse 1



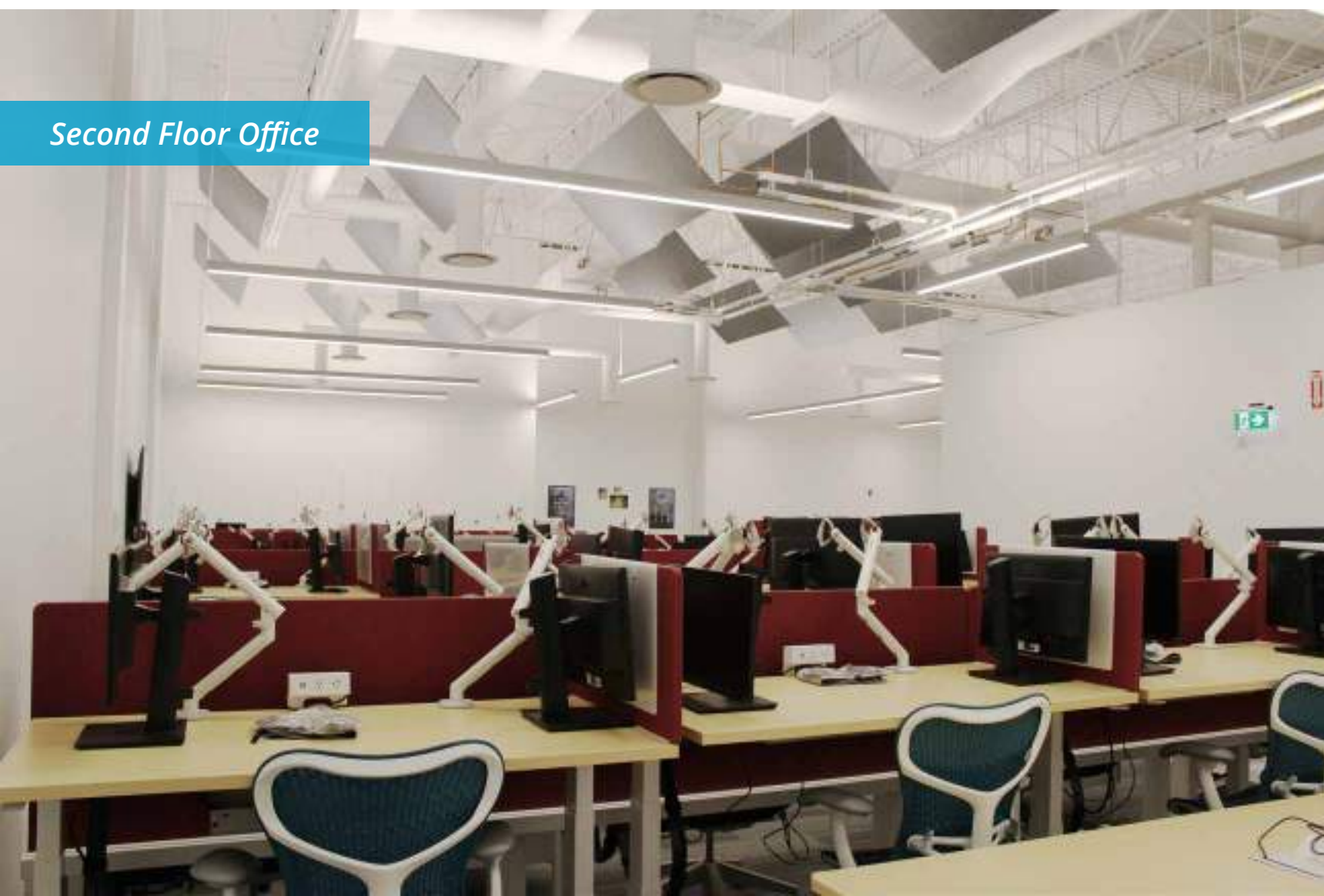
Main Floor Office



Warehouse 2



Warehouse 1



Second Floor Office

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