

FOR LEASE
**PAPASCHASE
FREESTANDING WAREHOUSE**

9550 45 Avenue NW, Edmonton, AB
20,150 SF WITH YARD AREA



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Chris Van Den Biggelaar
Associate Partner
780 701 3287
chris.biggelaar@cwedm.com

Doug Greschuk
Partner
780 722 4344
doug.greschuk@cwedm.com

THE OPPORTUNITY

- Central SE location with quick access to the Whitemud Freeway (Hwy 14) and Calgary Trail (Hwy2)
- Well fixtured Industrial Building
- Asphalt yard
- Open warehouse concept with minimal structural beams make this site desirable for a variety of uses including storage, manufacturing and repair



PROPERTY DETAILS

MUNICIPAL ADDRESS

9550 45 Avenue NW, Edmonton, AB

YEAR BUILT

1980

SITE SIZE

+/-0.68 Acres

BUILDING

2,287 SF (Main Floor-Office)

17,863 SF (Warehouse)

20,150 SF (Total)

POWER

600 AMP, 120/208 Volt, 3 Phase
(TBC)

LOADING DOORS

(6) 12'x 16' Grade Doors

LIGHTING

LED & T5 (TBC)

HEATING

Forced Air

SUMPS

One (1) Drain

CRANE

5 Ton (to be verified)

MAKE UP AIR SYSTEM

Eng Air System

CLEAR HEIGHT

20' Clear

OTHER

Fibre internet

Automatic grade loading doors

Naturally lit in warehouse

LEASE RATE

\$9.50 per SF

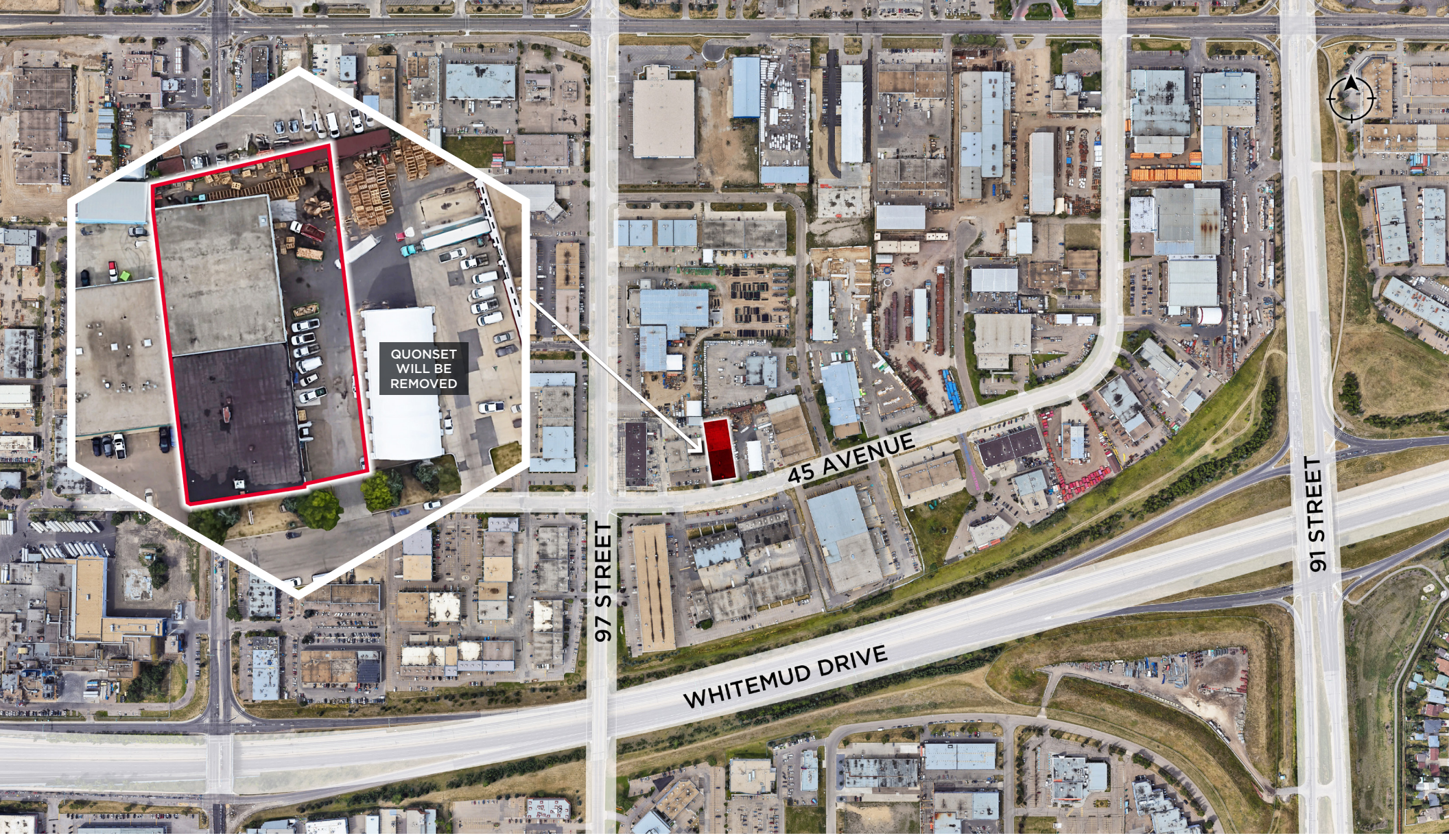
OPERATING COST

TBC

AVAILABILITY

December 1, 2023





**CUSHMAN &
WAKEFIELD**
Edmonton

Chris Van Den Biggelaar
Associate Partner
780 701 3287
chris.biggelaar@cwedm.com

Doug Greschuk
Partner
780 722 4344
doug.greschuk@cwedm.com