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

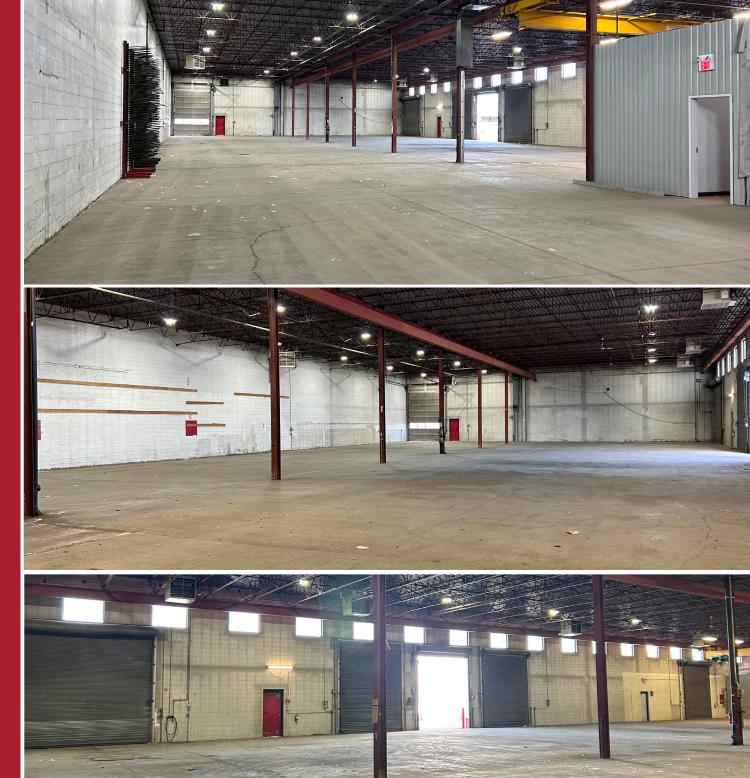
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THE OPPORTUNITY

- 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







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