



Units 1-4, 7836 49<sup>th</sup> Avenue

±7,981 SF industrial  
warehouse/office for sublease

**Blair McArthur**

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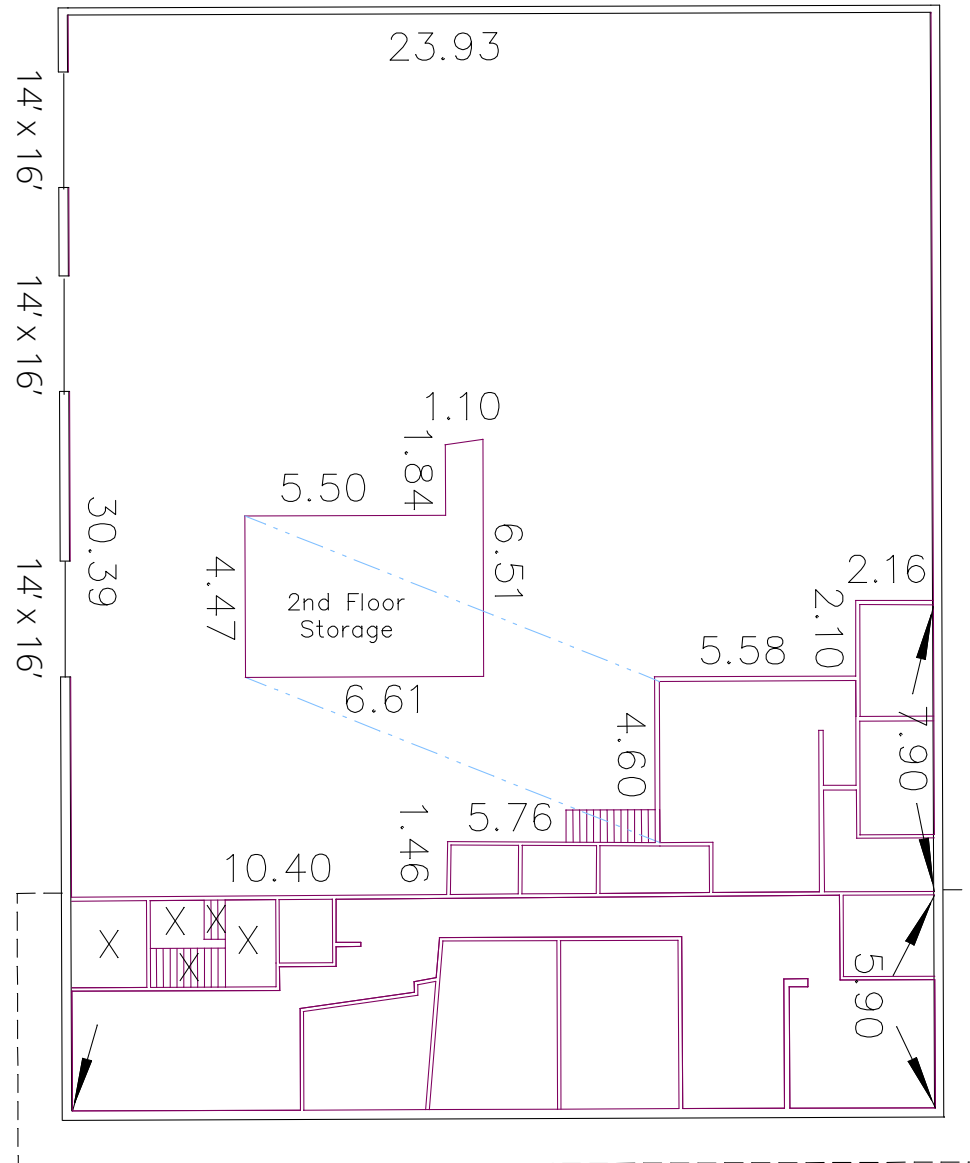
# Property Details

<b>District</b>	Northlands Industrial
<b>Zoning</b>	I1 Industrial (Business Service)
<b>Office Area</b>	±1,581 SF
<b>Warehouse Area</b>	±6,400 SF
<b>Total Area</b>	±7,981 SF
<b>Clear Height</b>	16' – 21'
<b>Loading</b>	3 (14' x 16') Drive-In doors
<b>Power</b>	200A, 120/240V 3 Phase (TBV)
<b>HVAC</b>	Office – Rooftop   Warehouse – Radiant Tube
<b>Op Costs (2025)</b>	\$5.00 (est. 2025)
<b>Sublease Rate</b>	\$12.50
<b>Available</b>	February 1, 2026
<b>Sublease Expiry</b>	December 31, 2026

## Property Highlights

- Trench drains with dual compartments sumps
- Building and pylon signage available
- Warehouse lunchroom, locker area, separate bathrooms
- Sublease to headlease scenario would be considered

# Floor Plan



*\*floorplan may not be exactly as shown*





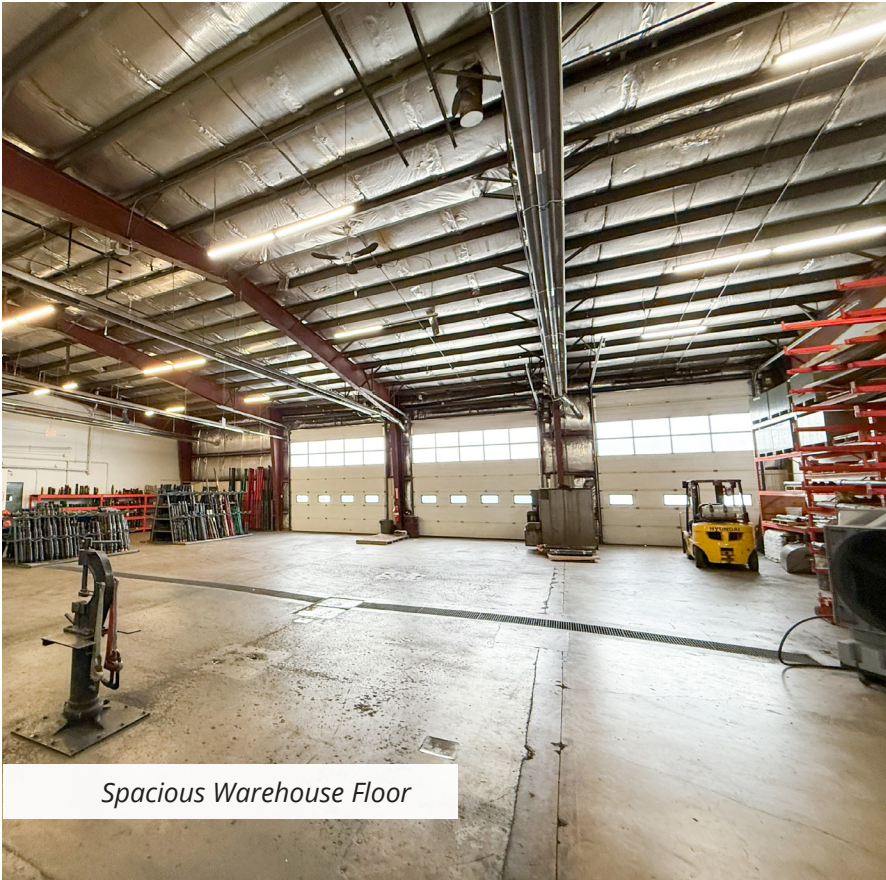
Street View



Grade Level Loading

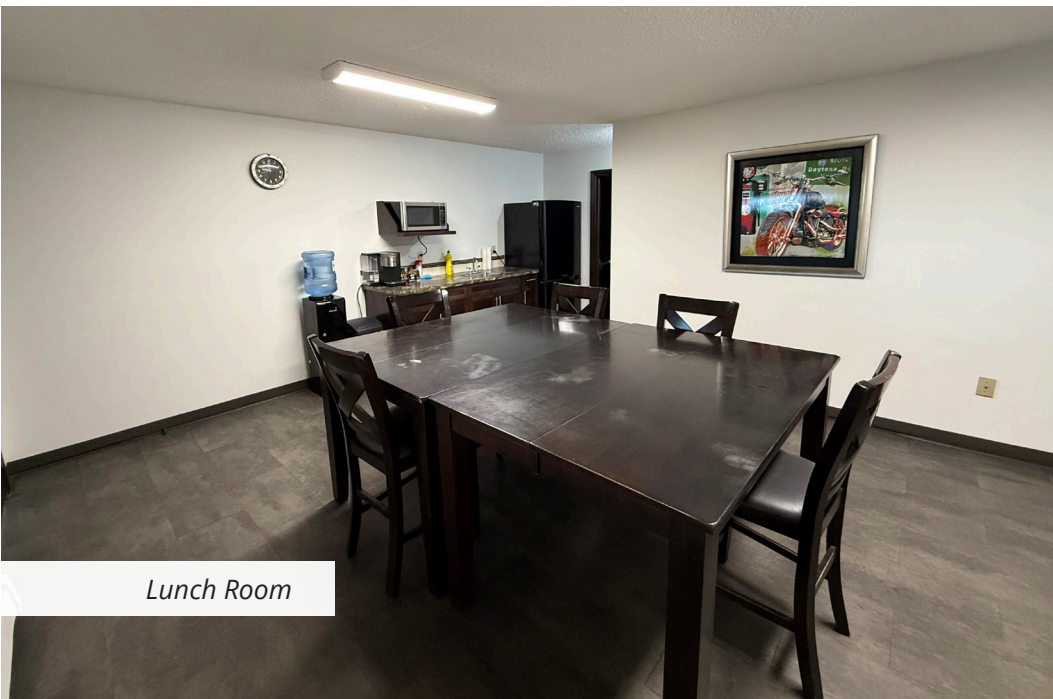


Efficient Layout



Spacious Warehouse Floor





*Lunch Room*



*Office*



*Typical Office*



*Reception*





# Colliers

Highway 11A

Queen Elizabeth II Highway

77 Street

Gaetz Avenue

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