

FOR SUBLEASE ECONOMICAL SOUTHEAST WAREHOUSE SPACE

9337 49 Street, Edmonton, AB



DOCK & GRADE LOADING

BELOW MARKET RATES

CUSHMAN & WAKEFIELD
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THE OPPORTUNITY

- ±13,155 SF of economical shell space with well below market rates
- Large marshaling area suitable for dry storage/warehousing users
- Dock & grade loading
- Easy access to many arterial roads such as 50th Street, Baseline Road, Whitemud Drive, and Anthony Henday Drive
- Facility is equipped with a sprinkler system and undergoes regular monitoring, including annual fire testing, maintenance of fire extinguishers, and ensuring proper emergency lighting
- Separate dedicated washroom facilities
- 8 parking spaces



PROPERTY DETAILS

MUNICIPAL ADDRESS

9337 49 Street NW, Edmonton, AB

LEGAL DESCRIPTION

Plan 7622073, Block 4, Lot 9

ZONING

Industrial Business Zone (IB)

YEAR BUILT

TBC

MARKET

Eastgate Business Park

BUILDING SIZE

±13,155 SF

POWER

400 Amp 3 Phase 208V

LOADING DOORS

(1) Dock: 8' x 10' with hydraulic dock leveler

(1) Ramp to Grade 14' x 14'

LIGHTING

T5

HEATING

Gas fire unit heaters

CLEAR HEIGHT

24'

COLUMN SPACING

29' 3" x 45'

BAY DIMENSIONS

148'6" x 88'7"

PARKING

Ample

OPERATING COST

TBC

AVAILABILITY

Immediate

SUBLEASE RATE

\$7.75/SF

SUBLEASE EXPIRY

March 31, 2026





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