## FOR LEASE **PAPASCHASE** FREESTANDING WAREHOUSE 9550 45 Avenue NW, Edmonton, AB 20,150 SF WITH YARD AREA



OFFICE AND WAREHOUSE RENOVATIONS COMPLETE, SITE IS READY FOR OCCUPANCY

**NEW OVERHEAD DOORS INSTALLED** 

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

20,150 SF WITH YARD

FOR LEASE

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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
- Six (6) new overhead doors
- Office and warehouse recently painted



### OFFICE RECENTLY UPGRADED

### 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 NEW (6) 12'x 16' Grade Doors

LIGHTING LED & T5 (TBC)

HEATING Forced <u>Air</u>

SUMPS One (1) Drain

MAKE UP AIR SYSTEM Eng Air System

**CLEAR HEIGHT** 20' Clear

#### OTHER

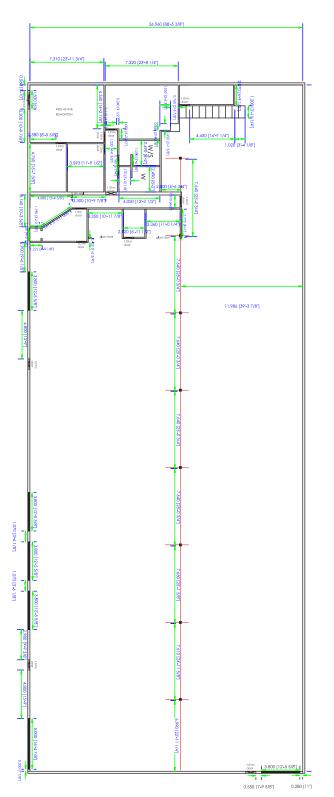
Fibre internet Automatic grade loading doors Naturally lit in warehouse Office recently upgraded

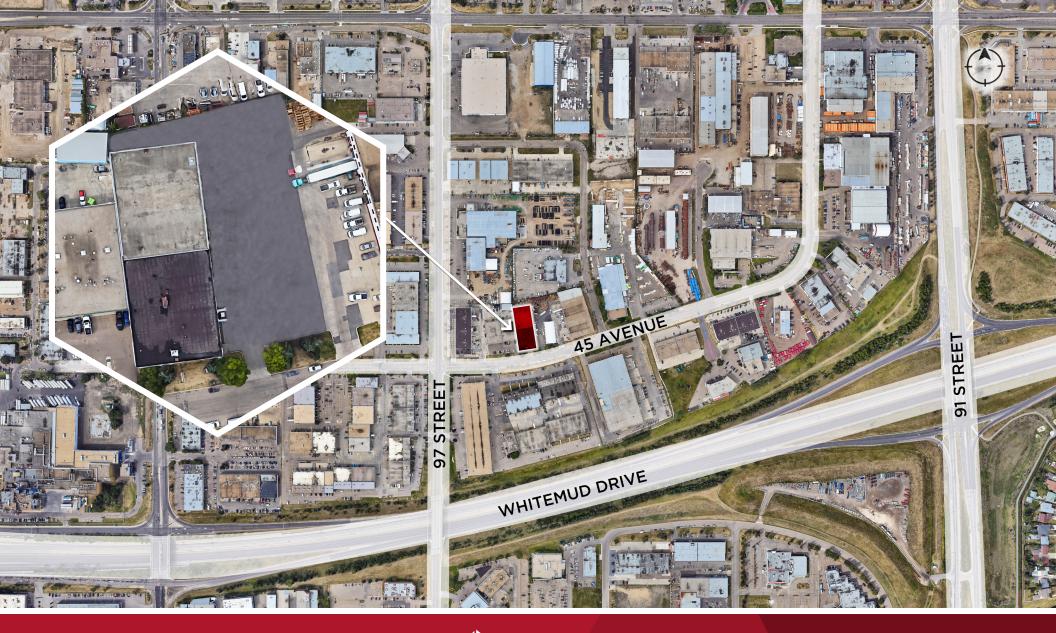
**LEASE RATE** \$9.50 per SF

OPERATING COST TBC

AVAILABILITY September 1, 2024









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