

FOR LEASE
**PAPASCHASE
FREESTANDING WAREHOUSE**

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



20,150 SF WITH YARD
CUSHMAN & WAKEFIELD
Edmonton
FOR LEASE
780 420 1177
www.cwedm.com

NEW OVERHEAD DOORS INSTALLED

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
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Doug Greschuk
Partner
780 722 4344
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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 GRADE LOADING DOORS



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

MAKE UP AIR SYSTEM

Eng Air System

CLEAR HEIGHT

20' Clear

OTHER

Fibre internet

Automatic grade loading doors

Naturally lit in warehouse

LEASE RATE

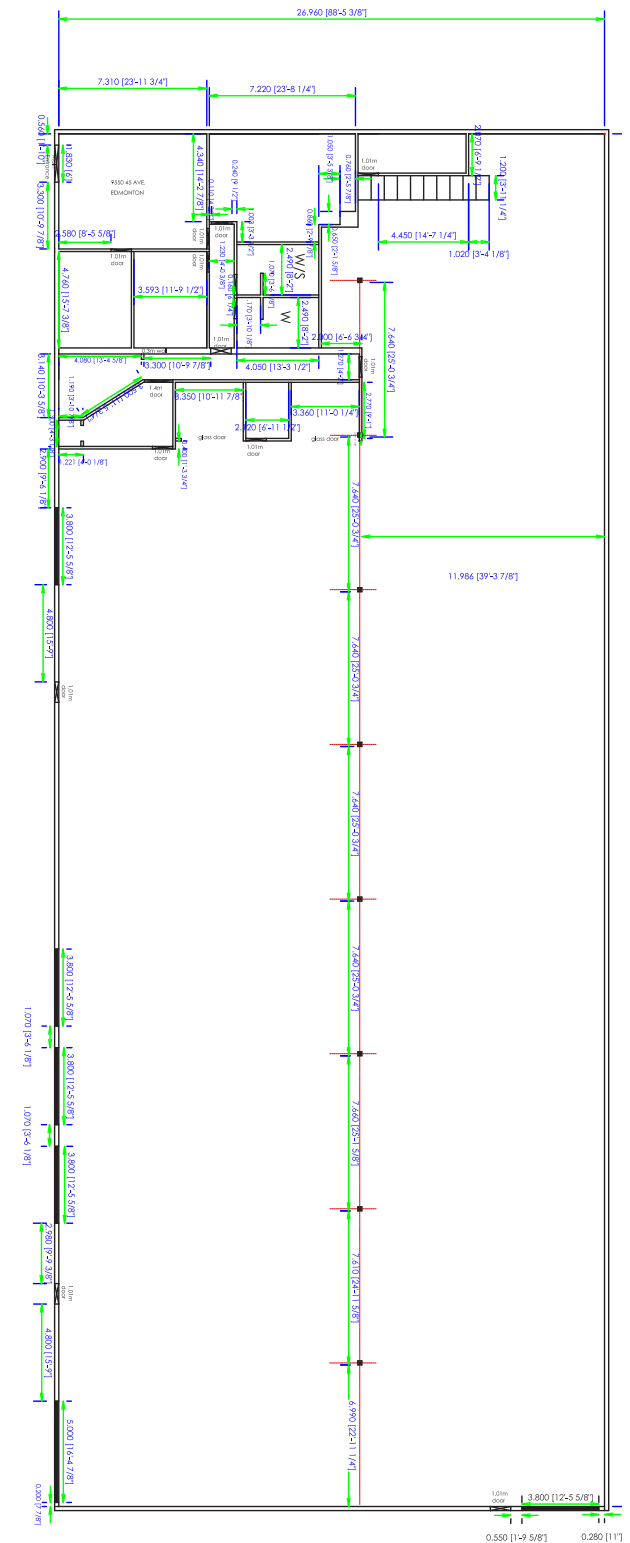
\$9.50 per SF

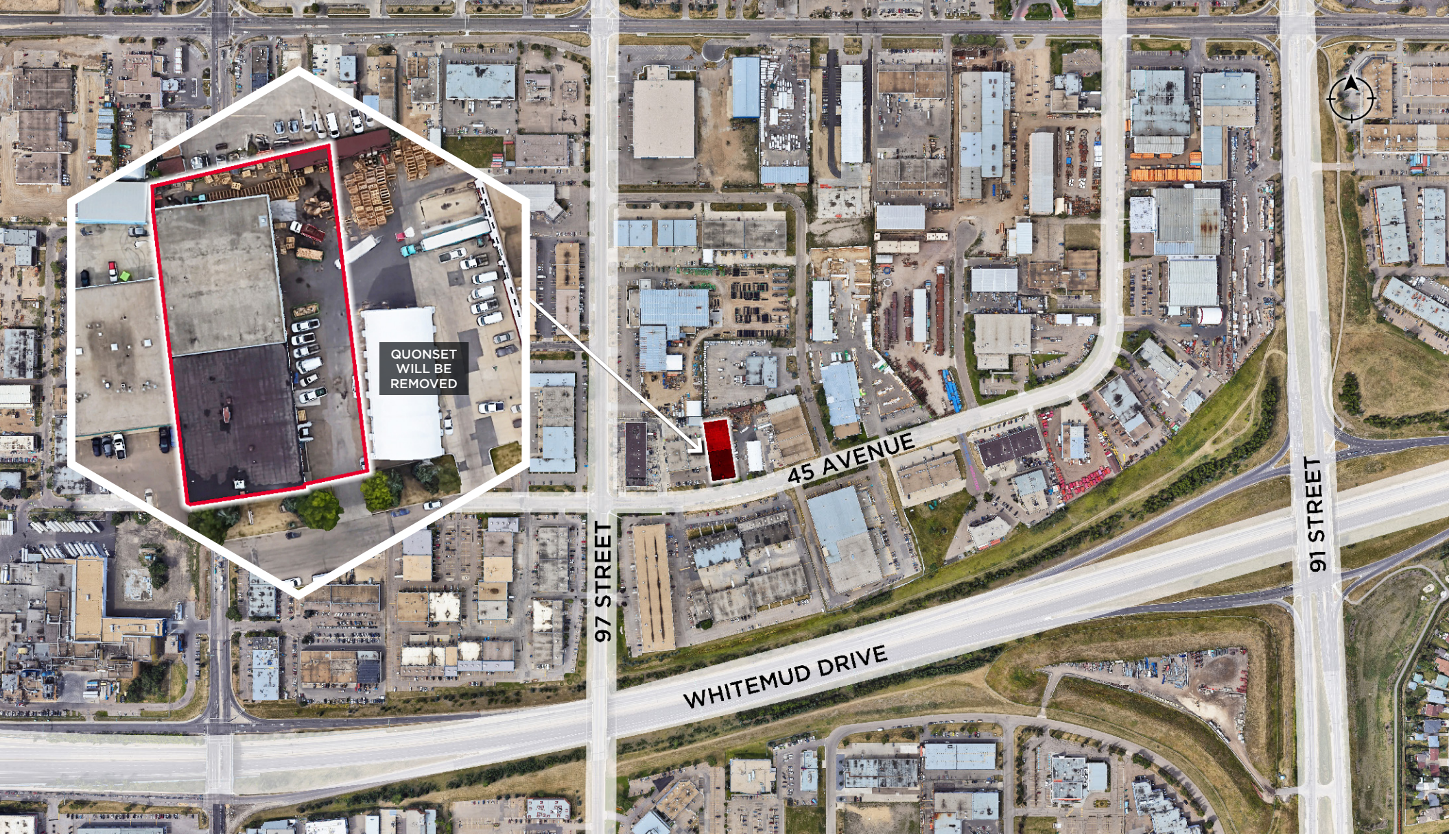
OPERATING COST

TBC

AVAILABILITY

Immediately





QUONSET
WILL BE
REMOVED



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WAKEFIELD**
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