

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**  
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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



**WINDOWS IN WAREHOUSE AND OFFICE PROVIDE EMPLOYEES ACCESS TO LOTS OF NATURAL SUNLIGHT**



**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 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

Office recently upgraded

## LEASE RATE

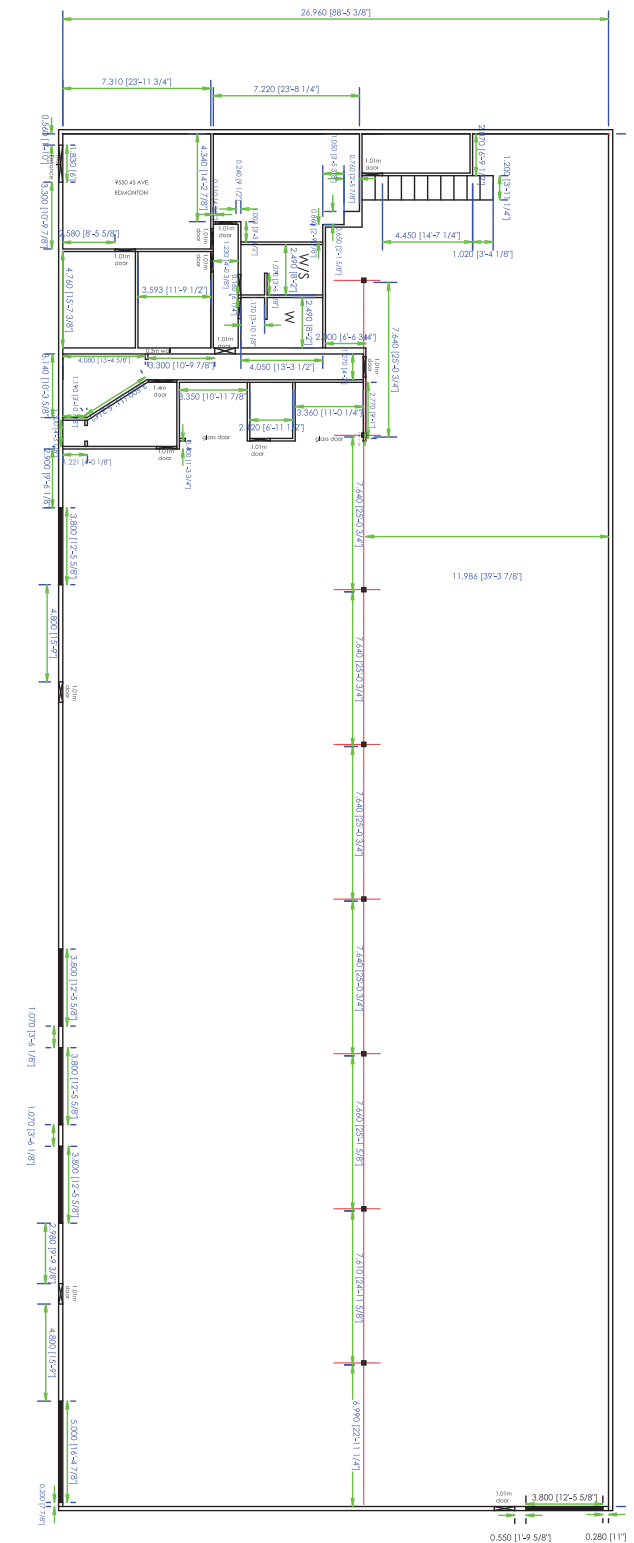
\$9.50 per SF

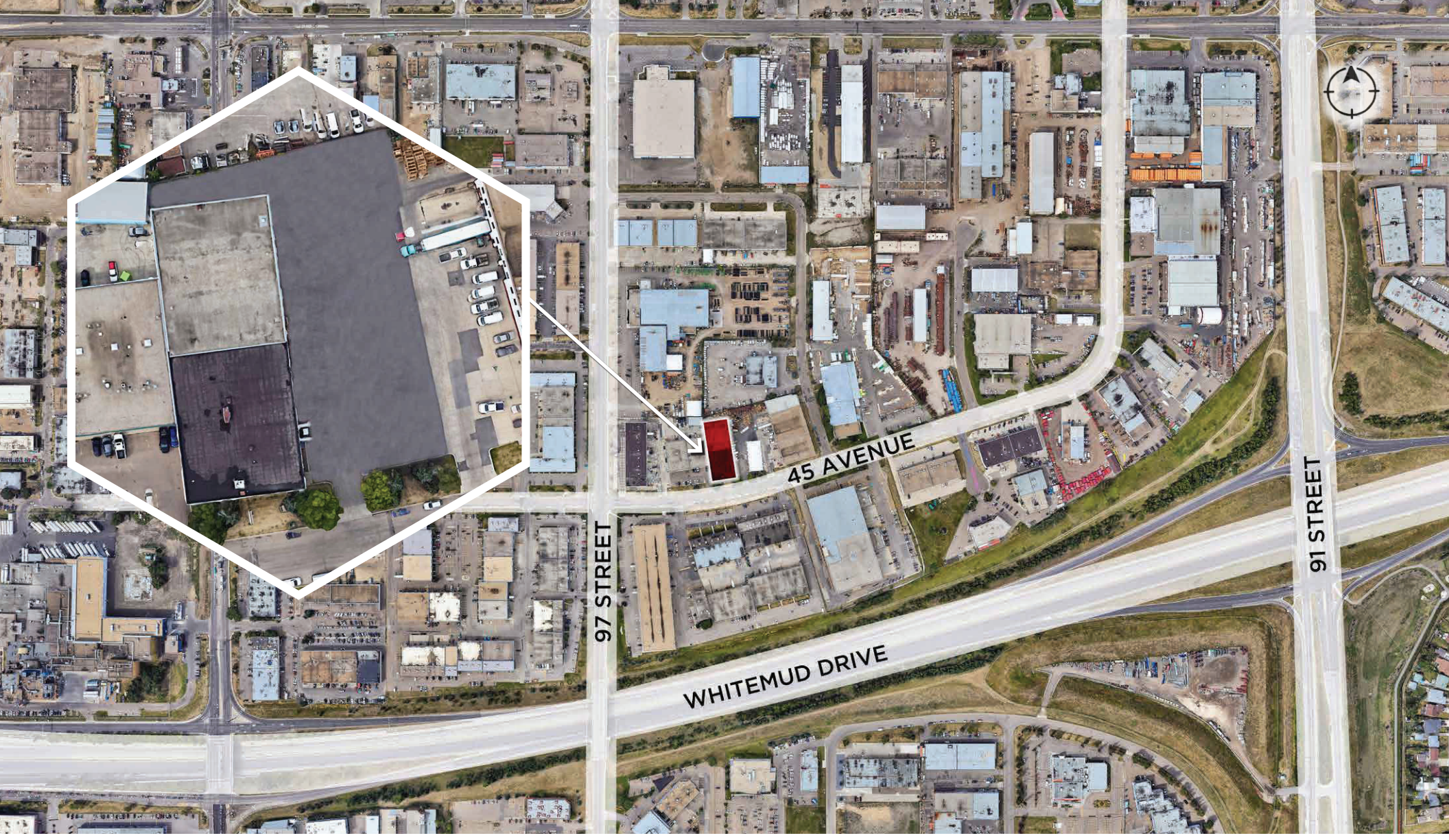
## OPERATING COST

TBC

## AVAILABILITY

September 1, 2024





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WAKEFIELD**  
Edmonton

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