

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**

ATTRACTIVE RENT + OPERATING COSTS

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THE OPPORTUNITY

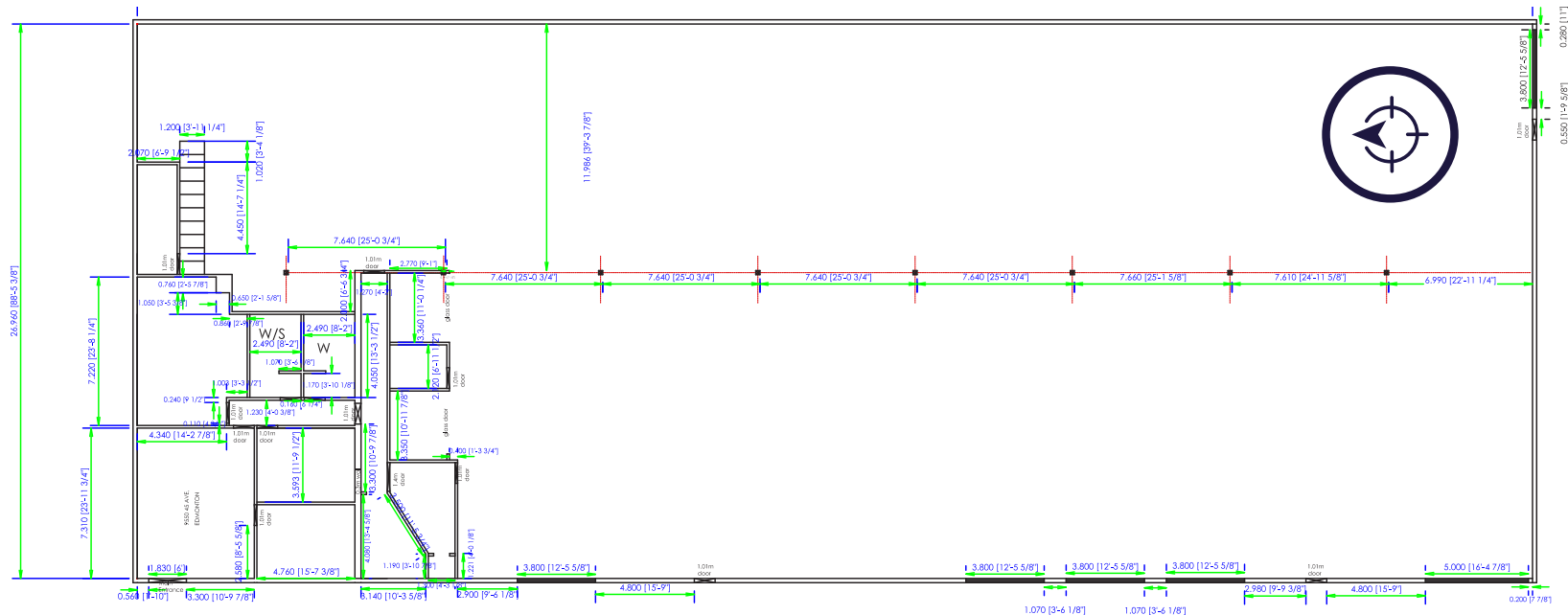
- Central SE location with quick access to the Whitemud Freeway (Hwy 14) and Calgary Trail (Hwy2)
- Well fixtured Industrial Building
- Asphalt yard
- Open warehouse concept with minimal structural beams make this site desirable for a variety of uses including storage, manufacturing and repair
- Six (6) new overhead doors
- Office and warehouse recently painted



NATURAL SUNLIGHT IN OFFICE AND WAREHOUSE



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

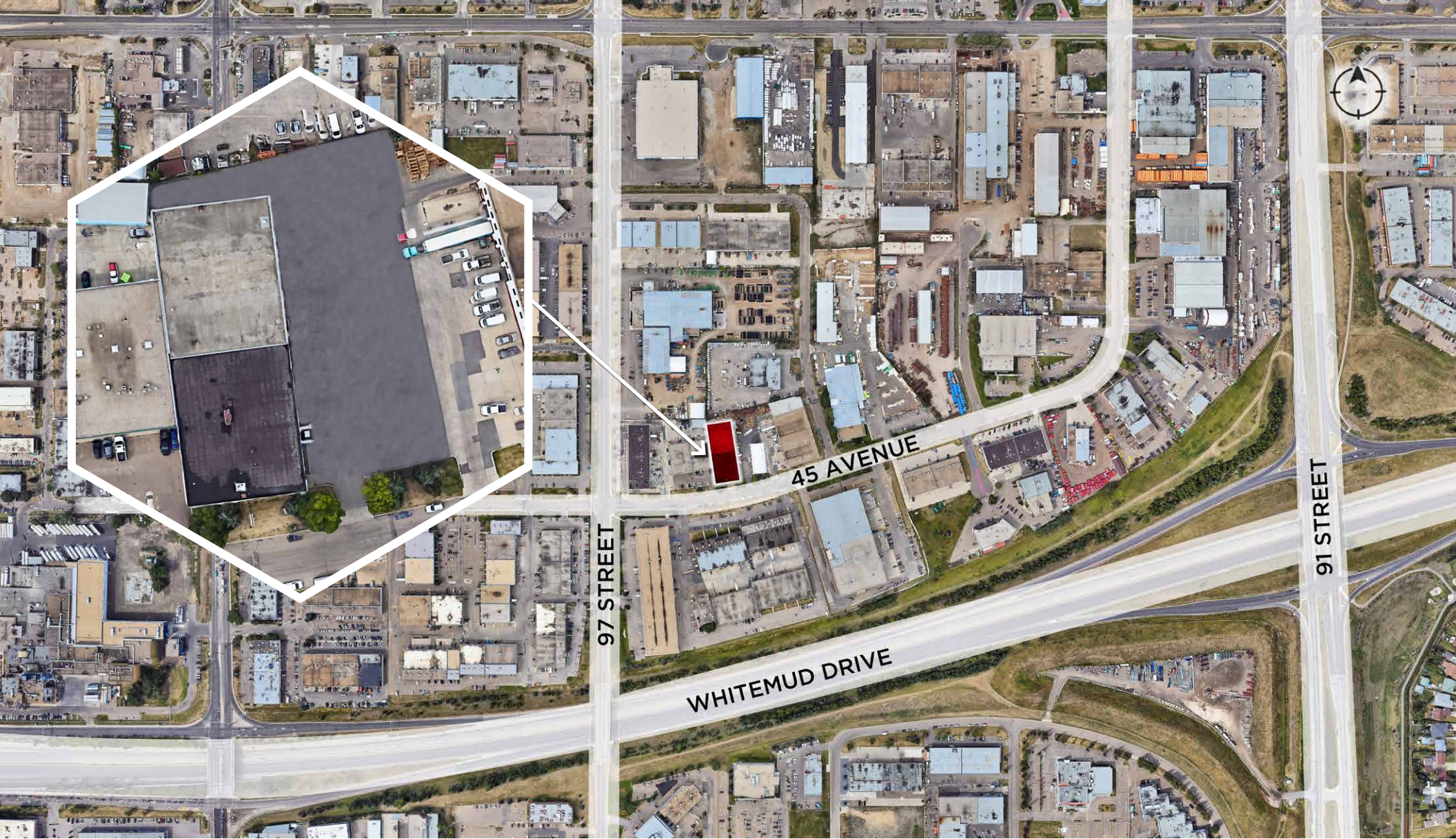
\$4.92 per SF (2026)

AVAILABILITY

Immediately

YARD & PARKING OPTIONS





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