

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

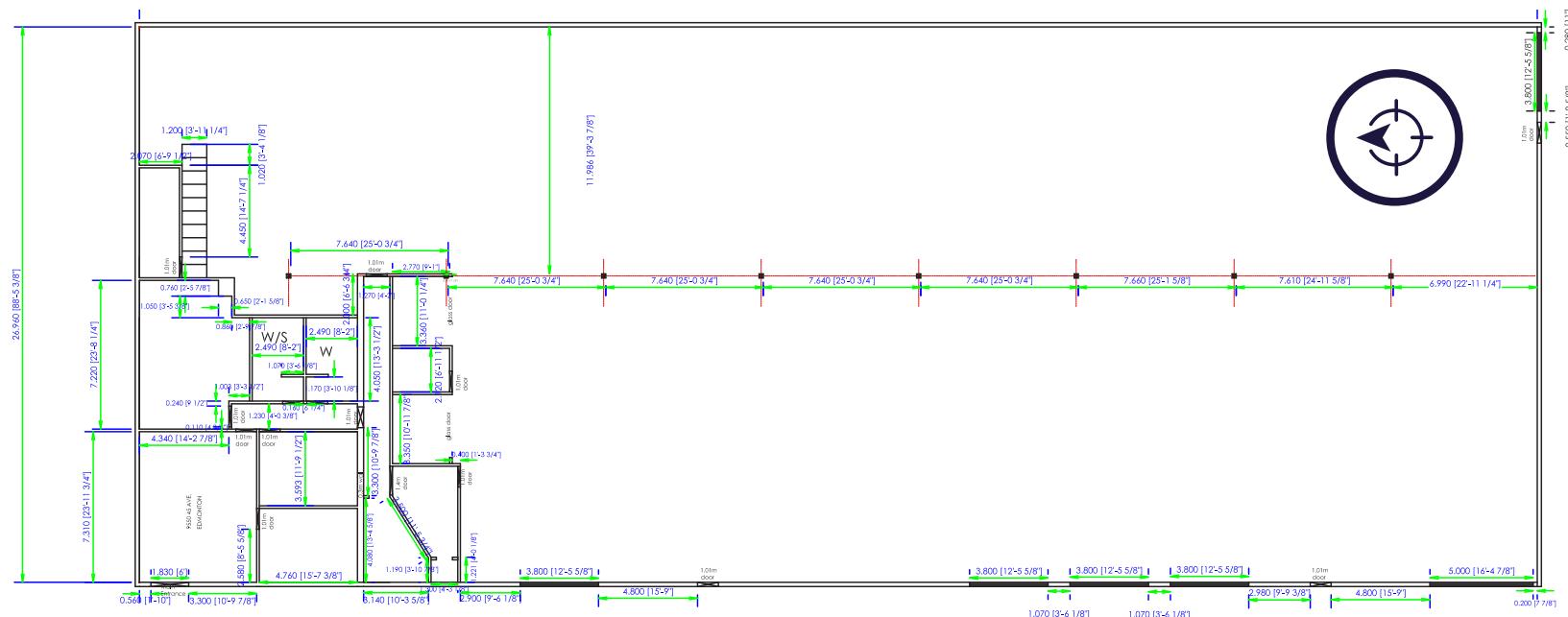
- Central SE location with quick access to the Whitemud Freeway (Hwy 14) and Calgary Trail (Hwy2)
- Well fixtured Industrial Building
- Asphalt yard

- 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

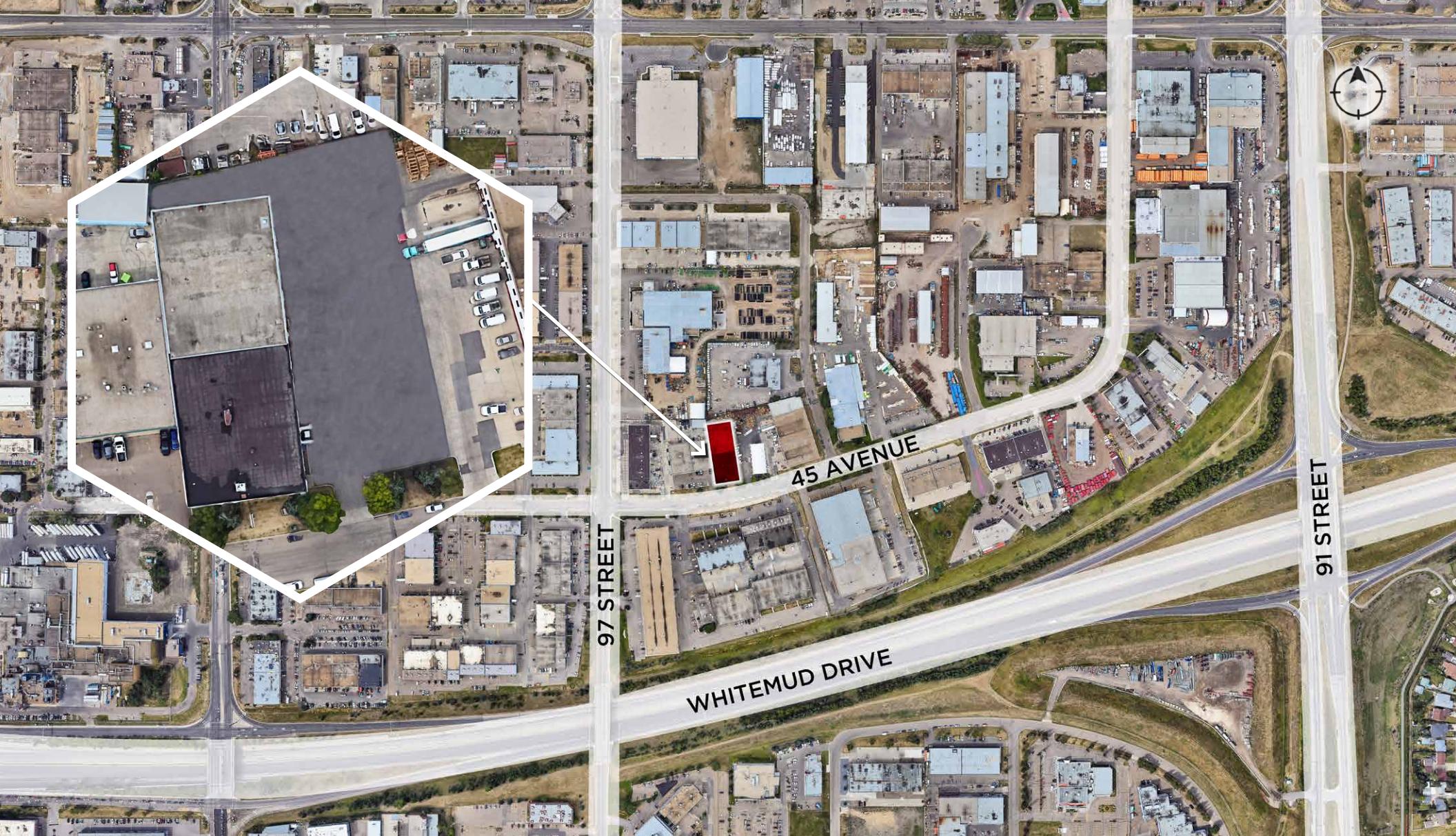
LEASE RATE
\$9.50 per SF

OPERATING COST
\$4.92 per SF (2026)

AVAILABILITY
Immediately

YARD & PARKING OPTIONS





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