

FOR SUBLEASE

OFFICE/ WAREHOUSE SPACE

5530 48 STREET NW
EDMONTON, AB

DOCK AND GRADE LOADING

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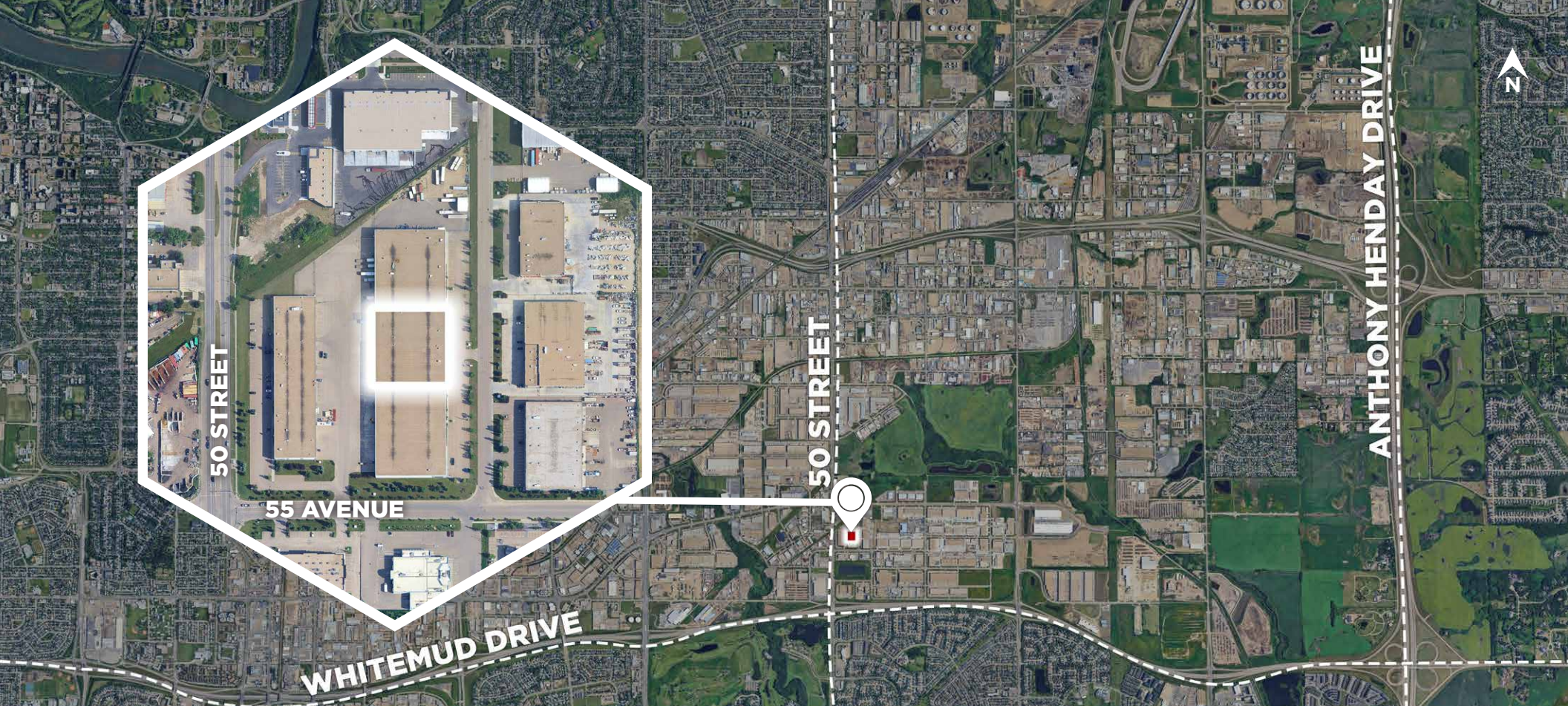
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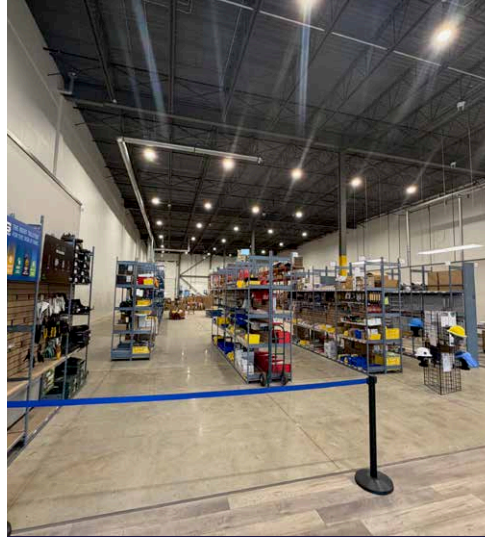
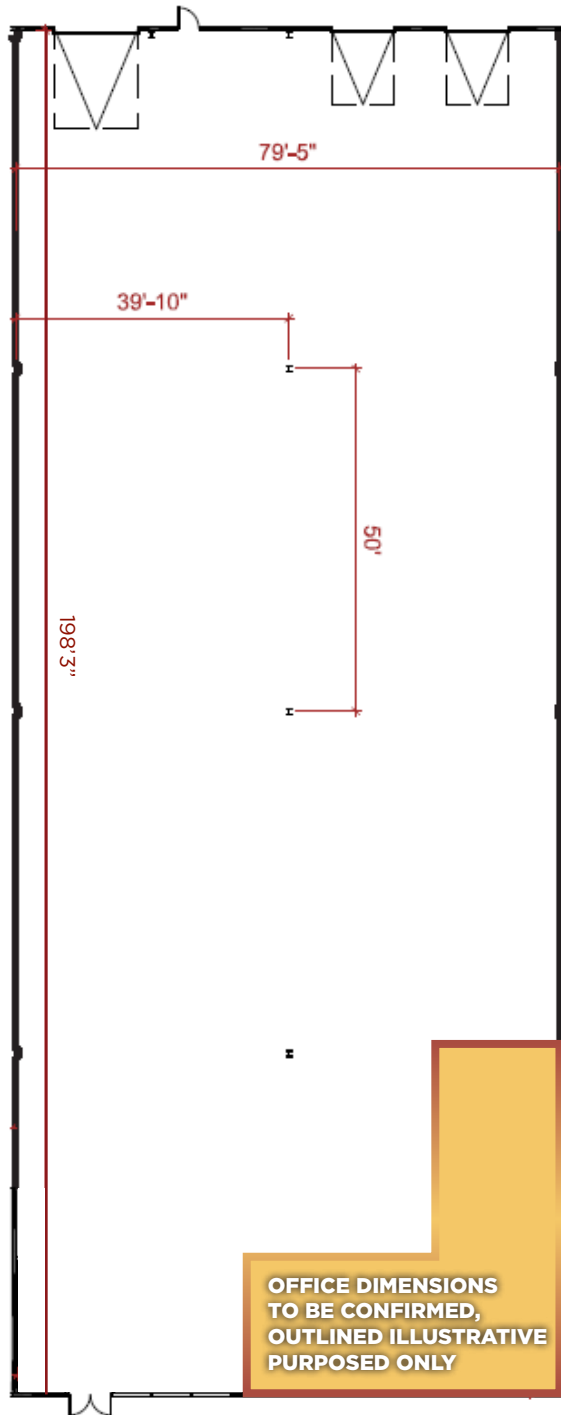
**CUSHMAN & WAKEFIELD
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Suite 2700, TD Tower
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PROPERTY HIGHLIGHTS

- Sublease expiry of February 29, 2028
- Dock and grade loading
- 28' clear ceiling height
- LED lighting upgrade
- Ability for substantial power upgrade
- Convenient access to major roadways such as Roper Road, 50th Street, 75th Street, Whitemud Drive and Anthony Henday Drive



PROPERTY DETAILS

Municipal Address	5530 48 Street NW, Edmonton, AB
Legal Description	Plan 0325867; Block 18; Lot 1
Zoning	IM Medium Industrial
Year Built	2006
Available Area	1,621 SF Office 14,445 SF Warehouse 16,066 SF TOTAL
Loading	Dock: (2) 8' x 10' with levelers Grade: (1) 12' x 14' with automatic lift
Column Spacing	39'10" x 50'
Ceiling Height	28' clear
Power	600 volt, 100 amp (ability to upgrade to 1,000 amps) *To be confirmed
Heating	Overhead gas fired unit heaters
Lighting	LED
Sprinklers	Yes
Additional Rent & Operating Cost (2026)	\$2.81 per SF Operating Cost \$4.39 per SF Property Tax \$7.20 per SF Total Additional Rent (includes water & management fee)
Lease Rate	Market
Available	30 days notice
Sublease Expiry	February 29, 2028



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