

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

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Chris Van Den Biggelaar
Associate Partner
780-200-0353
chris.biggelaar@cwedm.com

Doug Greschuk
Partner
780 722 4344
doug.greschuk@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. JULY 2025

THE OPPORTUNITY

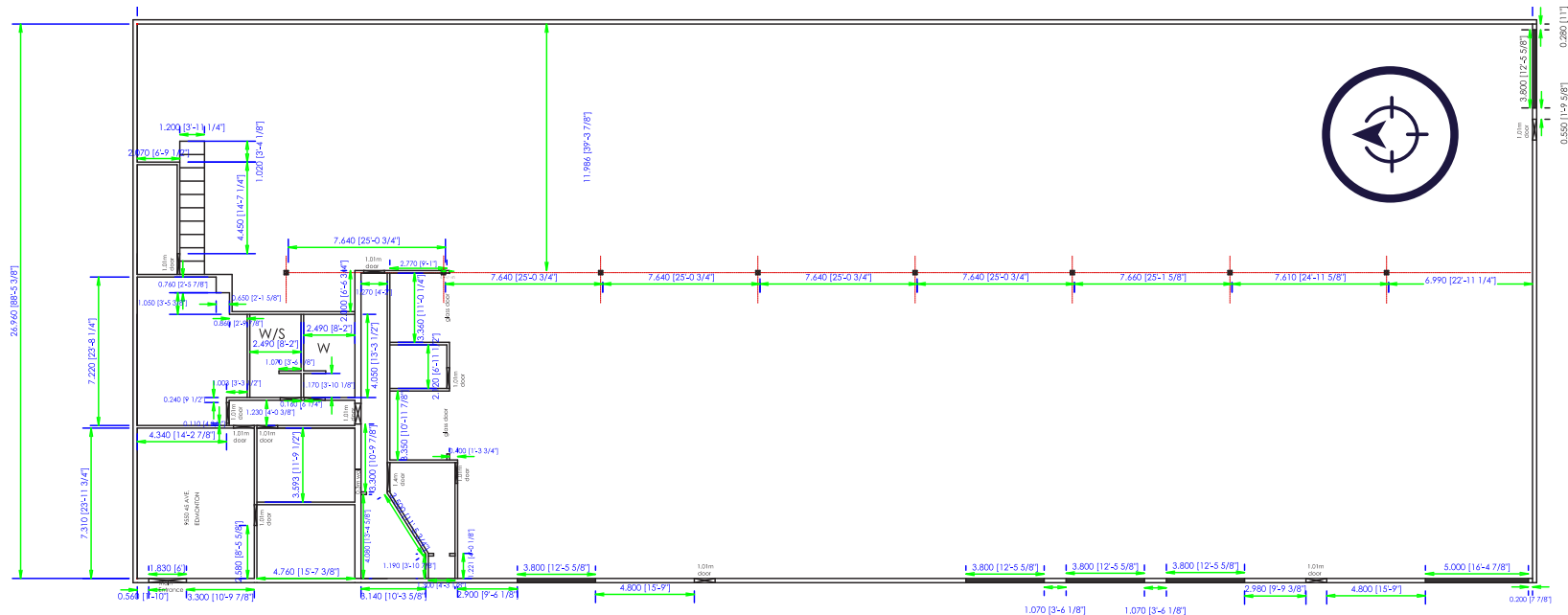
- Central SE location with quick access to the Whitemud Freeway (Hwy 14) and Calgary Trail (Hwy2)
- Well fixtured Industrial Building
- Asphalt yard
- Open warehouse concept with minimal structural beams make this site desirable for a variety of uses including storage, manufacturing and repair
- Six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

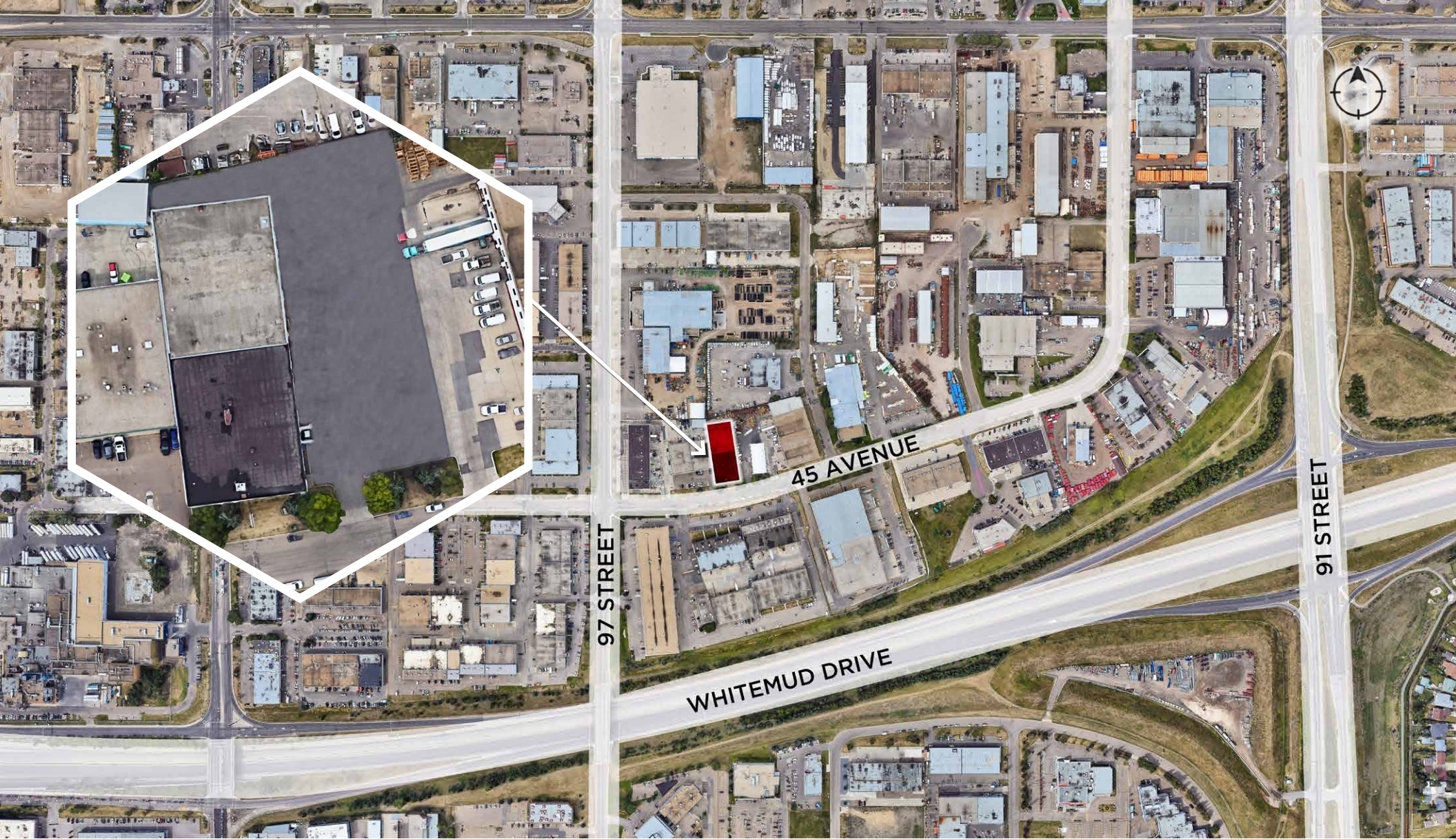
\$4.92 per SF (2026)

AVAILABILITY

Immediately

YARD & PARKING OPTIONS





**CUSHMAN &
WAKEFIELD**
Edmonton

Chris Van Den Biggelaar
Associate Partner
780-200-0353
chris.biggelaar@cwedm.com

Doug Greschuk
Partner
780 722 4344
doug.greschuk@cwedm.com