

FOR LEASE

PAPASCHASE FREESTANDING WAREHOUSE

9550 45 Avenue NW, Edmonton, AB

20,150 SF WITH YARD AREA



20,150 SF WITH YARD
CUSHMAN & WAKEFIELD
Edmonton
FOR LEASE
780 420 1177
www.cwedm.com

**OFFICE AND WAREHOUSE RENOVATIONS
COMPLETE, SITE IS READY FOR OCCUPANCY**

NEW OVERHEAD DOORS INSTALLED

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

Chris Van Den Biggelaar
Associate Partner
780 701 3287
chris.biggelaar@cwedm.com

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

THE OPPORTUNITY

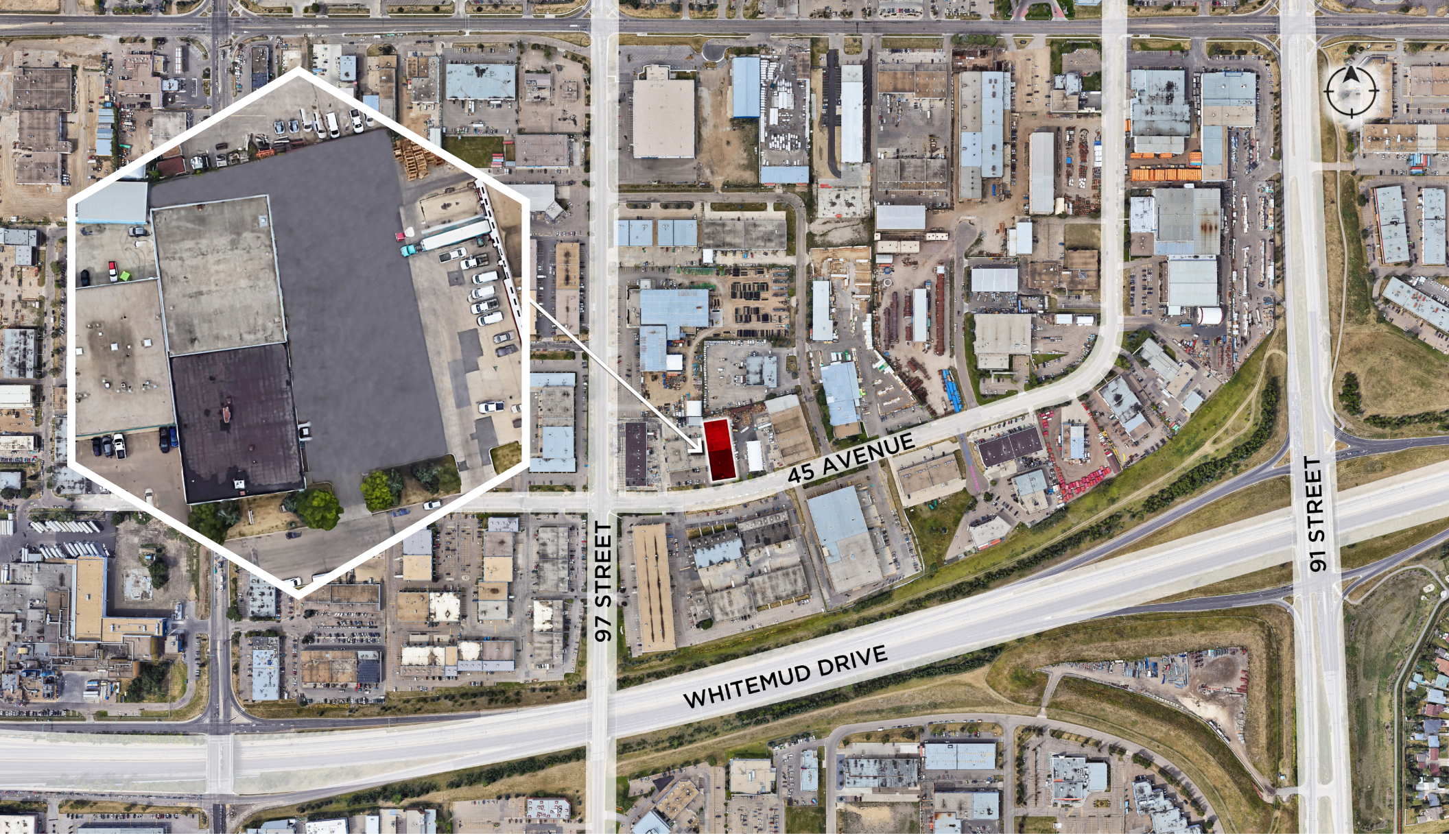
- Central SE location with quick access to the Whitemud Freeway (Hwy 14) and Calgary Trail (Hwy2)
- Well fixtured Industrial Building
- Asphalt yard
- Open warehouse concept with minimal structural beams make this site desirable for a variety of uses including storage, manufacturing and repair
- Six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



**CUSHMAN &
WAKEFIELD**
Edmonton

Chris Van Den Biggelaar
Associate Partner
780 701 3287
chris.biggelaar@cwedm.com

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