



Asking Price:

**\$7.00** PSF

For Lease | 9451-9467 49 Street, Edmonton, AB

# Parkway I

## Incentives:

### Free Rent or Tenant Improvement Allowance

- Ample parking
- Dock & grade loading
- IB zoned (Business Industrial)
- Sprinklered warehouse
- Paved yard storage available
- Great access to major arterials such as 50th Street & Sherwood Park Freeway

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# Floor Plans

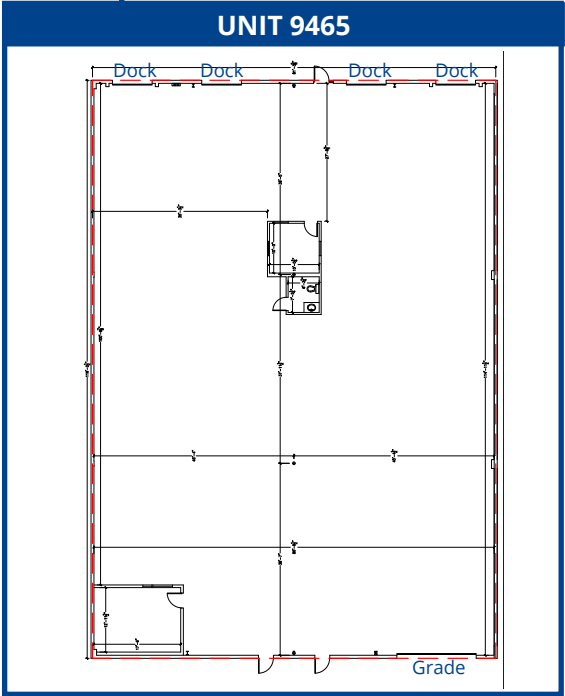
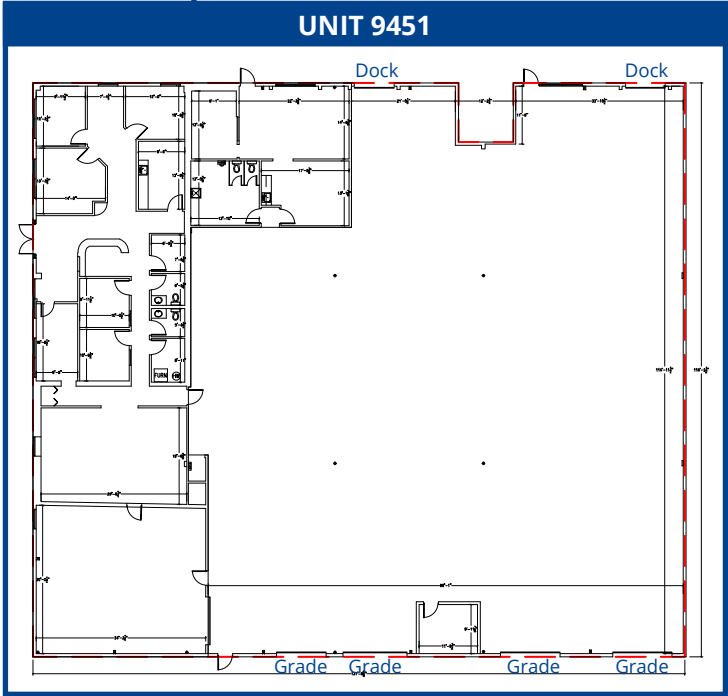
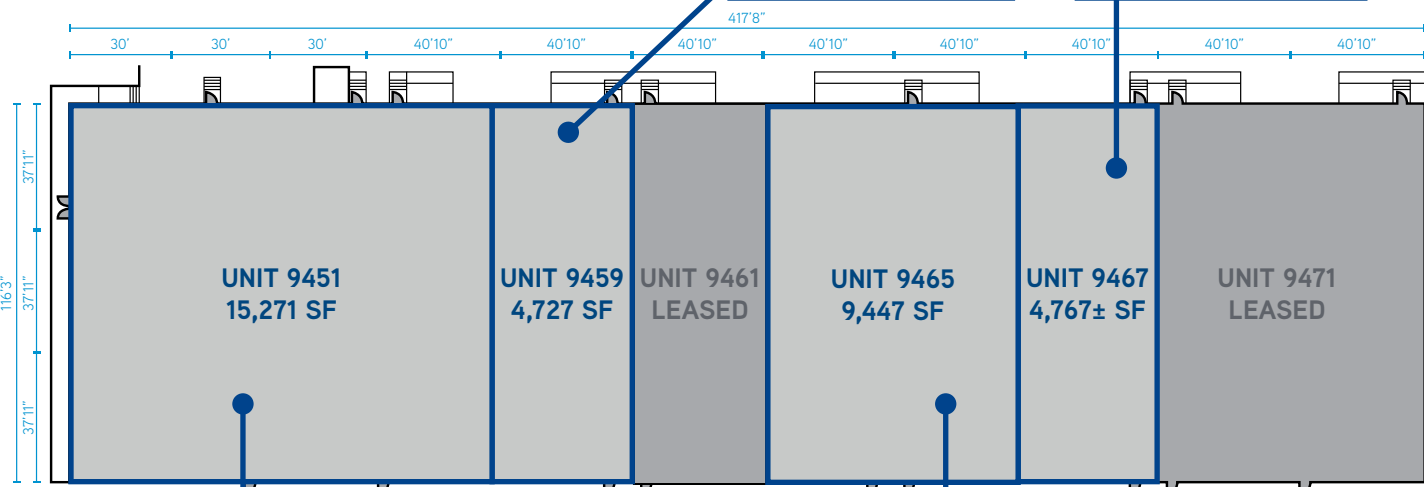
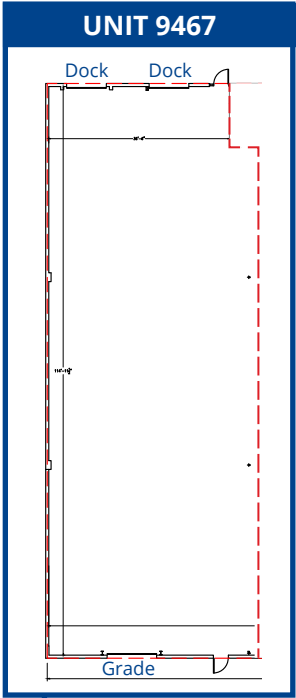
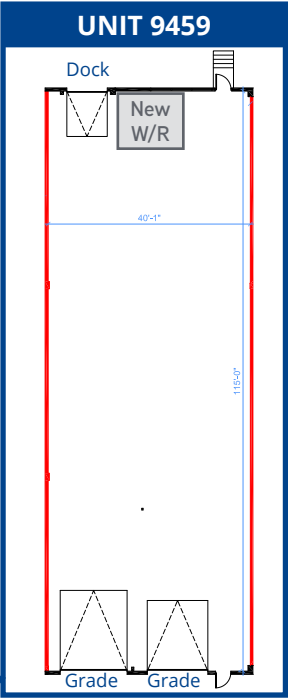
Ability to combine units for up to 19,998 SF



Lease Rate: \$7.00 PSF



Additional Rent: \$5.01 PSF







Parkway I



Unit 9451



Unit 9459



Parkway II

## Parkway I - Features:

- *IB Zoning*
- *17'10" clear ceiling*

### Unit 9451

- 15,271 SF
- 2 Dock & 4 Grade
- Available immediately

### Unit 9459

- 4,727 SF
- 1 Dock & 2 Grade
- Available immediately

### Unit 9465

- 9,447 SF
- 4 Dock & 1 Grade
- Available with 30 days notice

### Unit 9467

- ±4,767 SF
- 2 Dock & 1 Grade
- Available immediately





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Parkway II  
FULLY LEASED

9451

9459

9465

9467

Parkway I

Yard

Yard

N

For Lease | Parkway I

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