



Asking Price:

\$7.00

PSF NET

FOR LEASE | 9503 49 Street, Edmonton | AB

Parkway I & II

Office/showroom/warehouse bay available.

- Tenant improvement allowance available
- Sprinklered warehouse
- Ample parking
- Fenced & paved yard storage available at additional cost
- Dock & grade loading
- Great access to major arterials such as 50th Street & Sherwood Park Freeway
- IB zoned (Business Industrial)

Contact Us:

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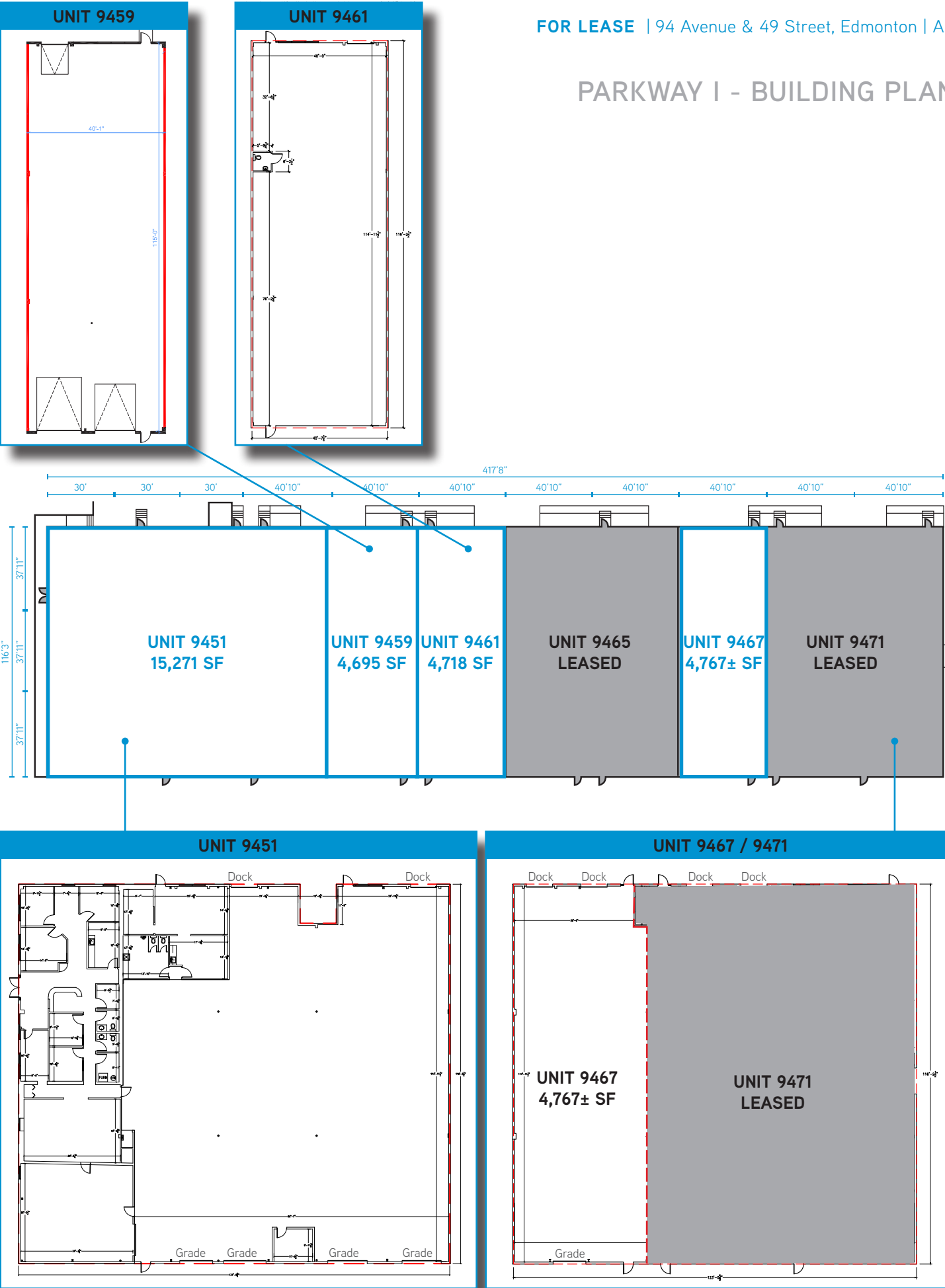
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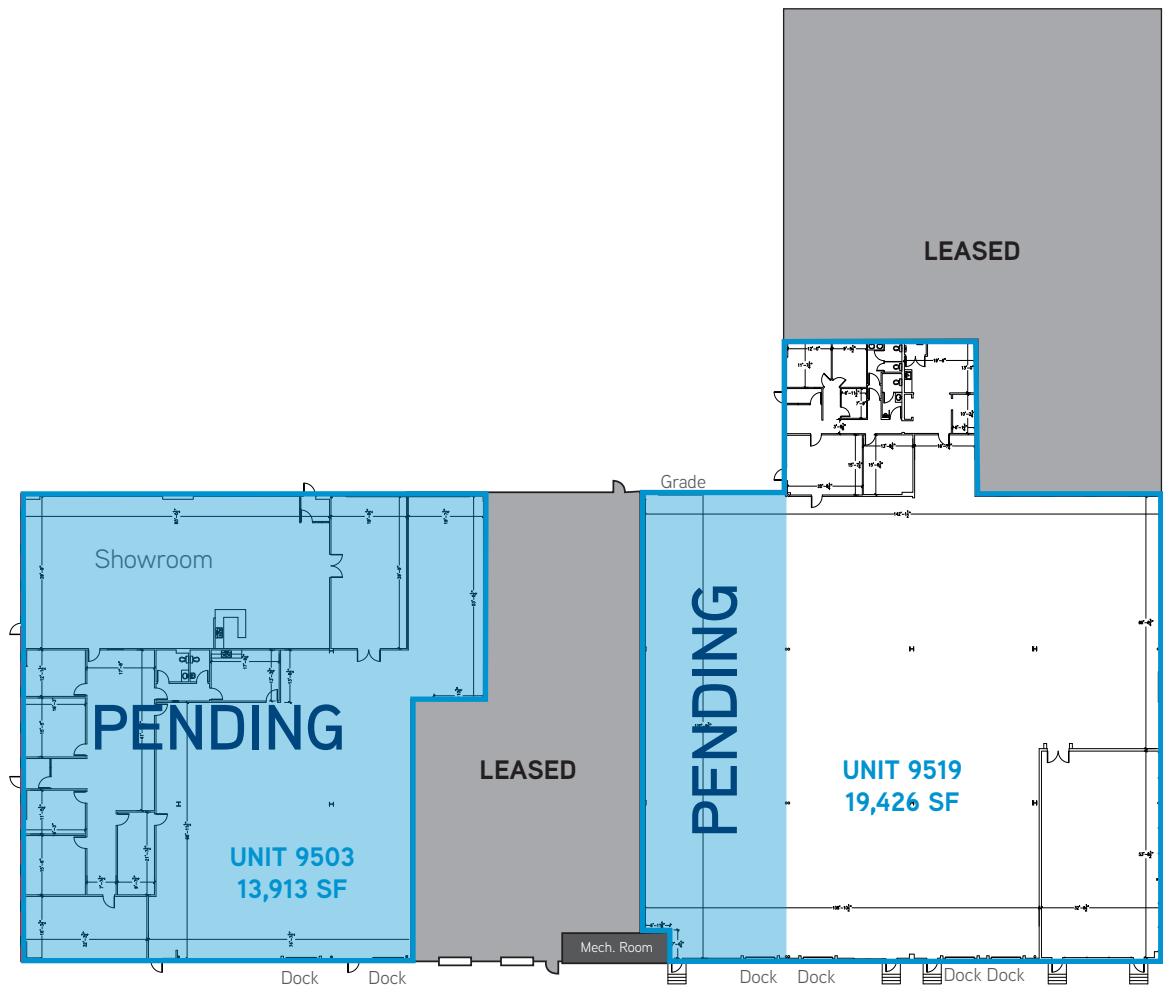


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PARKWAY I - BUILDING PLAN



PARKWAY II - BUILDING PLAN



Highlights

Vacancy	Parkway I: 9451	Parkway I: 9459	Parkway I: 9461	Parkway I: 9467	Parkway II: 9503	Parkway II: 9519
Available Area	15,271 SF	4,695 SF	4,718 SF	4,767 SF	13,913 SF	Remaining: 14,769 SF Pending on 4,657 SF
Loading	2 dock & 4 grade	1 dock & 2 grade	One (1) dock (potential for grade)	2 dock & 1 grade	Two (2) dock doors *room for more	Three (3) dock doors
Zoning	IB - Business Ind	IB - Business Ind	IB - Business Ind	IB - Business Ind	IB - Business Ind	IB - Business Ind
Ceiling Height	17'10" clear	17'10" clear	17'10" clear	17'10" clear	17'10" clear	17'10" clear
Lease Rate	\$7.00 PSF	\$7.00 PSF	\$7.00 PSF	\$7.00 PSF	\$7.00 PSF	\$7.00 PSF
Additional Rent	\$6.23 PSF (2020)	\$6.23 PSF (2020)	\$6.23 PSF (2020)	\$6.23 PSF (2020)	\$5.29 PSF (2020)	\$5.29 PSF (2020)
Available	July 1, 2020	Immediately	Immediately	Immediately	Immediately	Immediately

PARKWAY I & II



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