

LAST REMAINING BAY



For Lease

## 41 Flex Bays

9527 41 Avenue | Edmonton, AB

Bays starting at  $\pm 11,200$  SF

- Functional dock loading warehouse
- Four access points into site with ample customer parking
- Demising options and office build-outs available

For more information contact:

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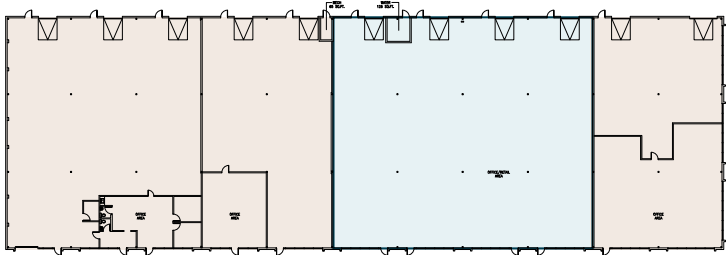
[Mackenzie.York@jll.com](mailto:Mackenzie.York@jll.com)





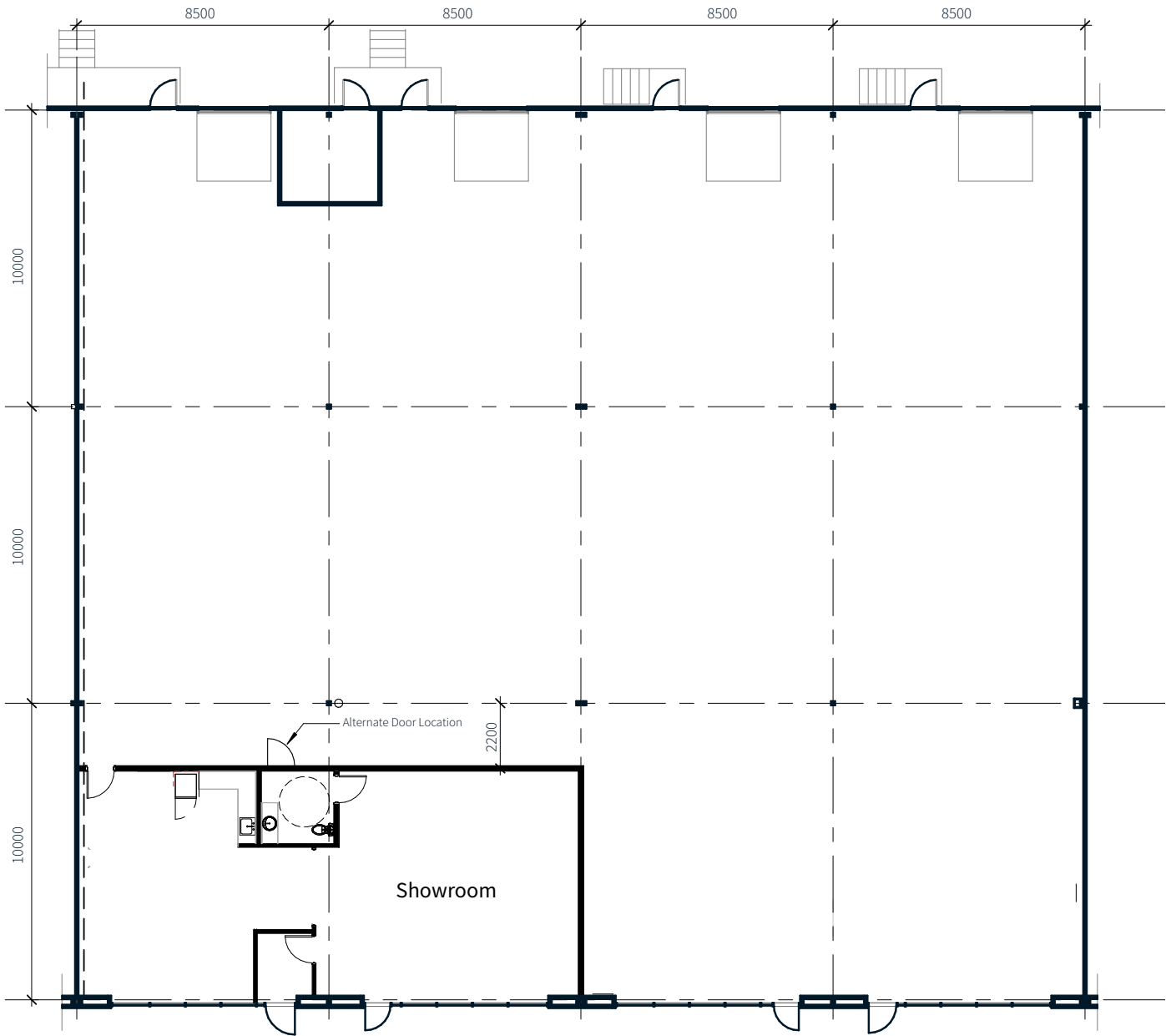
## Property Details

<b>Municipal Address</b>	9527-37 41 Avenue
<b>Available Area</b>	± 11,200 SF
<b>Zoning</b>	BE - Business Employment
<b>Power</b>	100 & 150 Amp, 120/208 volt, 3 phase
<b>Ceiling Height</b>	20'
<b>Heating</b>	RTU in Office, ceiling mounted forced air unit heaters in warehouse
<b>Lighting</b>	Upgraded to LED throughout
<b>Loading</b>	9527/31- Dock doors
<b>Parking</b>	Unassigned - first come, first served
<b>Lease Rate (PSF)</b>	\$9.75
<b>Op. Costs (PSF)</b>	\$5.10 - Includes Water
<b>Property Taxes (PSF)</b>	\$3.20
<b>Occupancy</b>	Immediate



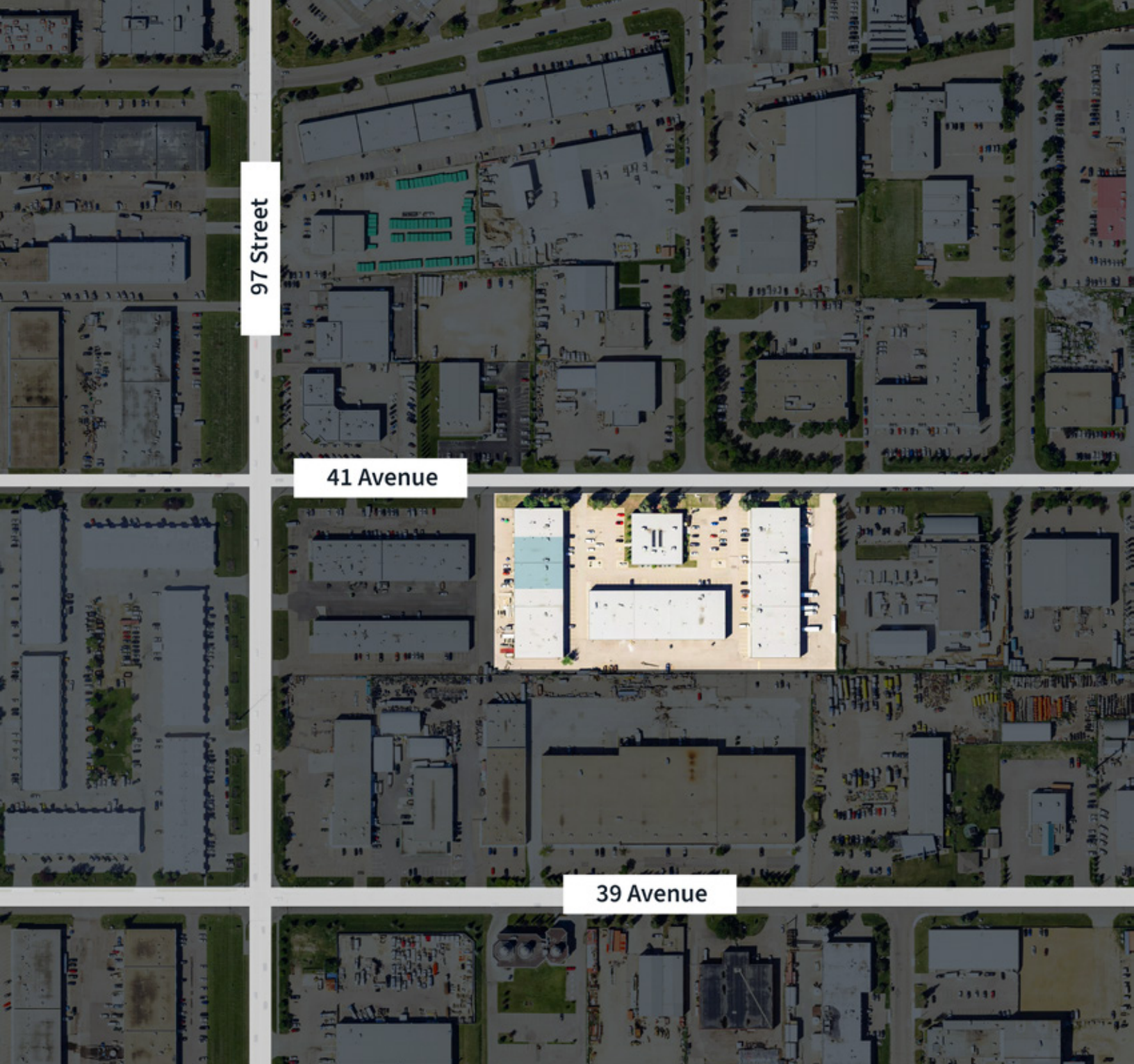
9527/31 41 Avenue

± 11,200 SF | (4) Dock doors



\*Build-out in progress





Four building business park with flexible Business Employment zoning and a diverse, existing tenant mix

South Central location with close proximity to Whitemud Drive, 99 Street, and 91 Street and large southeast residential communities





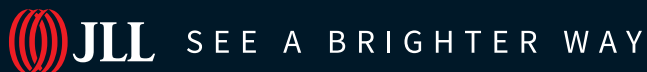


Whitemud Dr.

97 Street

91 Street

39 Avenue



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