



For Lease

41 Flex Bays

9429 41 Avenue | Edmonton, AB

±5,626 SF bay available

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

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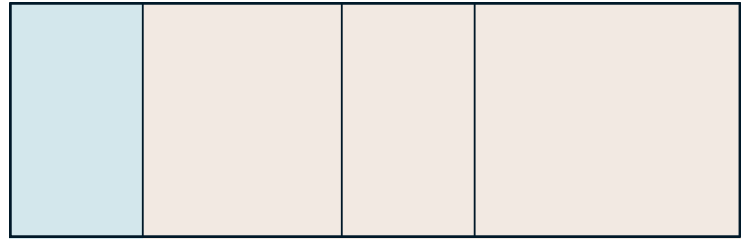
Mackenzie.York@jll.com



Property Details

| | |
|-----------------------------|---|
| Municipal Address | 9429 41 Avenue |
| Available Area | ±5,626SF |
| Zoning | BE - Business Employment |
| Power | 100 & 150 Amp, 120/208 volt, 3 phase |
| Ceiling Height | 20' |
| Heating | RTU in Office, ceiling mounted forced air unit heaters in warehouse |
| Lighting | Upgraded to LED throughout |
| Loading | 9429 - (2) Grade doors |
| Parking | Unassigned - first come, first served |
| Lease Rate (PSF) | \$9.75 |
| Op. Costs (PSF) | \$5.63 |
| Property Taxes (PSF) | \$3.30 |
| Occupancy | November 1st, 2026 |



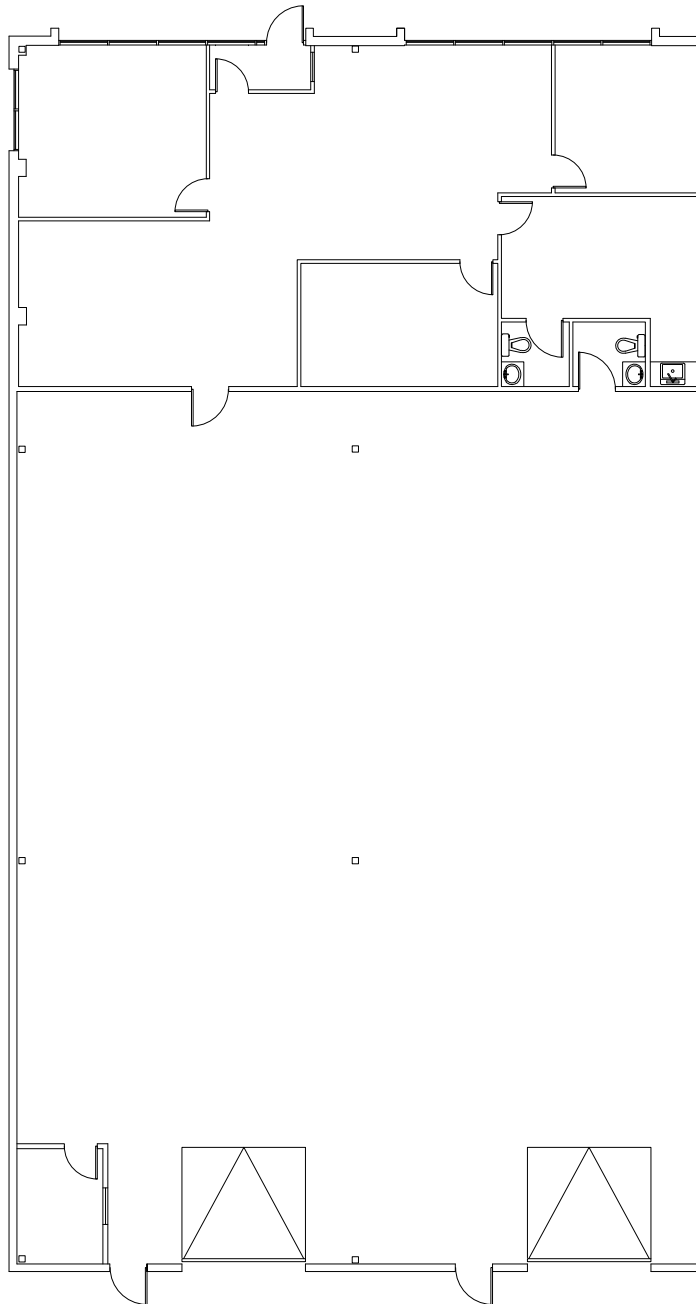


9429 41 Avenue

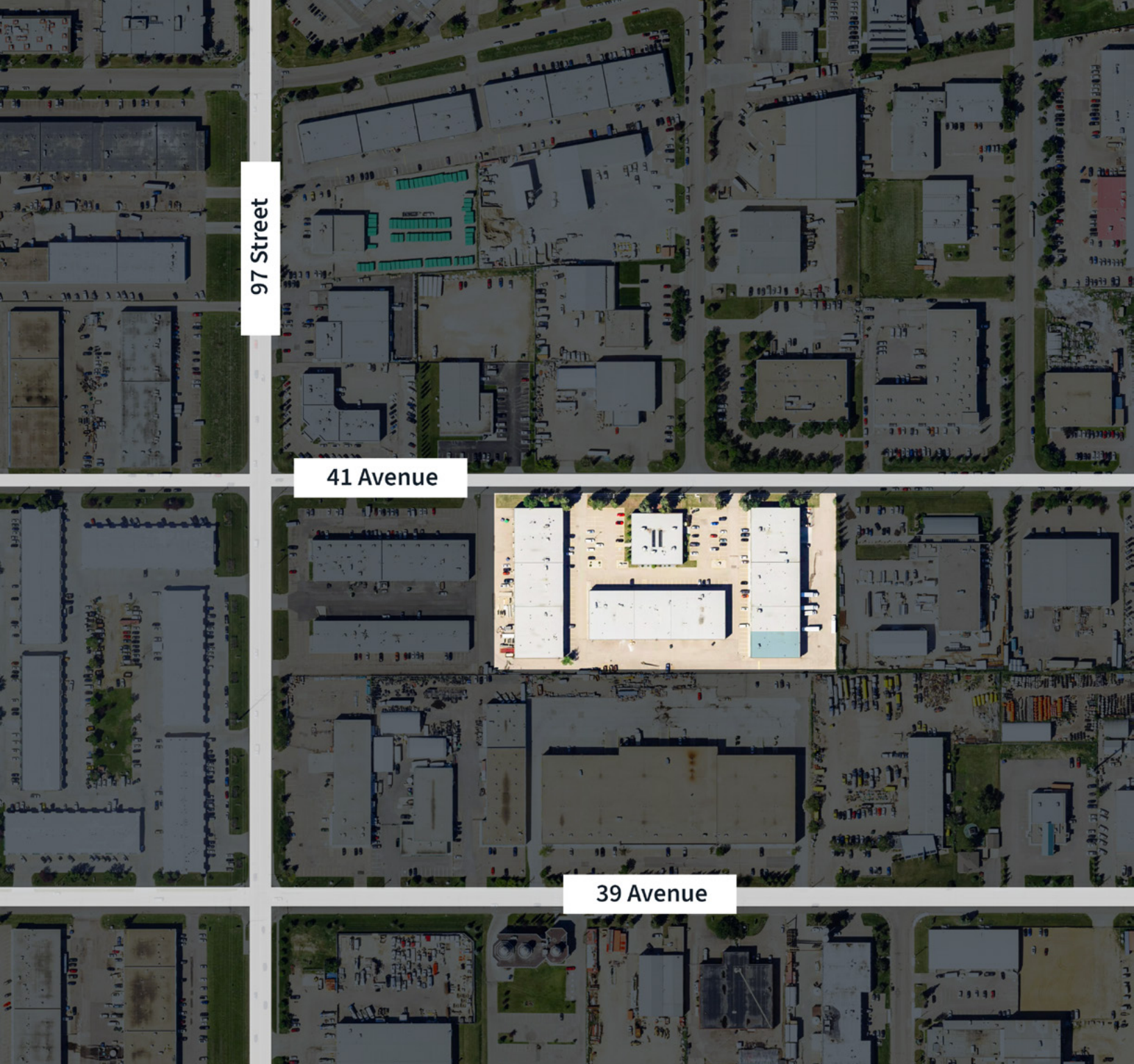
± 5,626 SF

(2) Grade doors

Available November 1, 2026

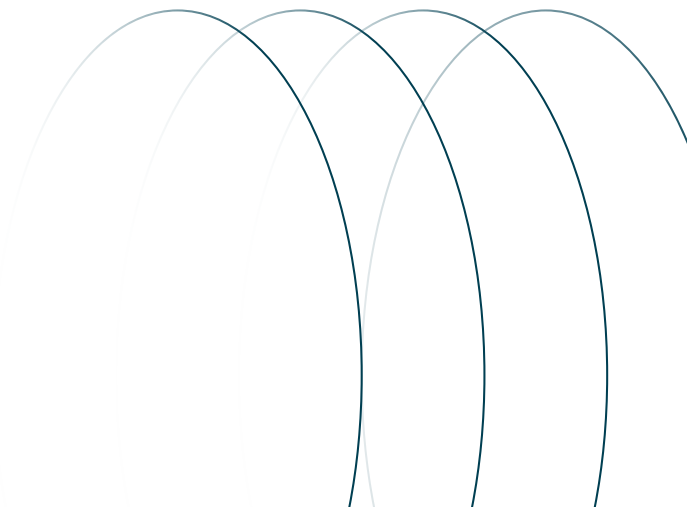


*For reference purposes only

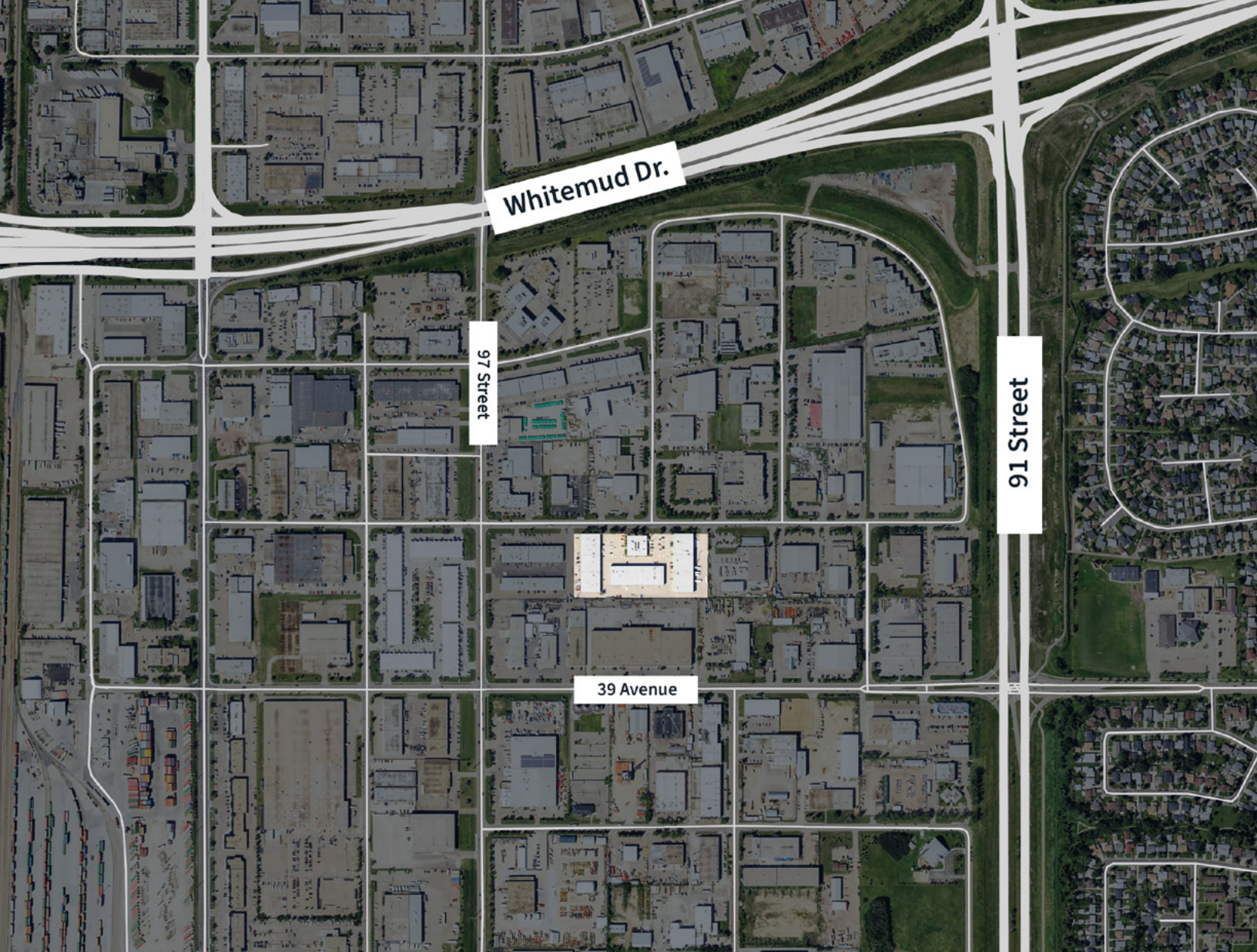


Four building business park with flexible Business Employment zoning and a diverse, existing tenant mix

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

 **JLL** SEE A BRIGHTER WAY

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