



For Sublease

# Papaschase Business Park

9775 - 9779 45 Avenue | Edmonton, AB

±10,477 SF Dock loading

- Functional dock loading space with efficient layout
- Easy access to Whitemud Drive
- Sublease Expires: March 30, 2030

For more information contact:

**Mackenzie York**

Associate Vice President

780 920 8463

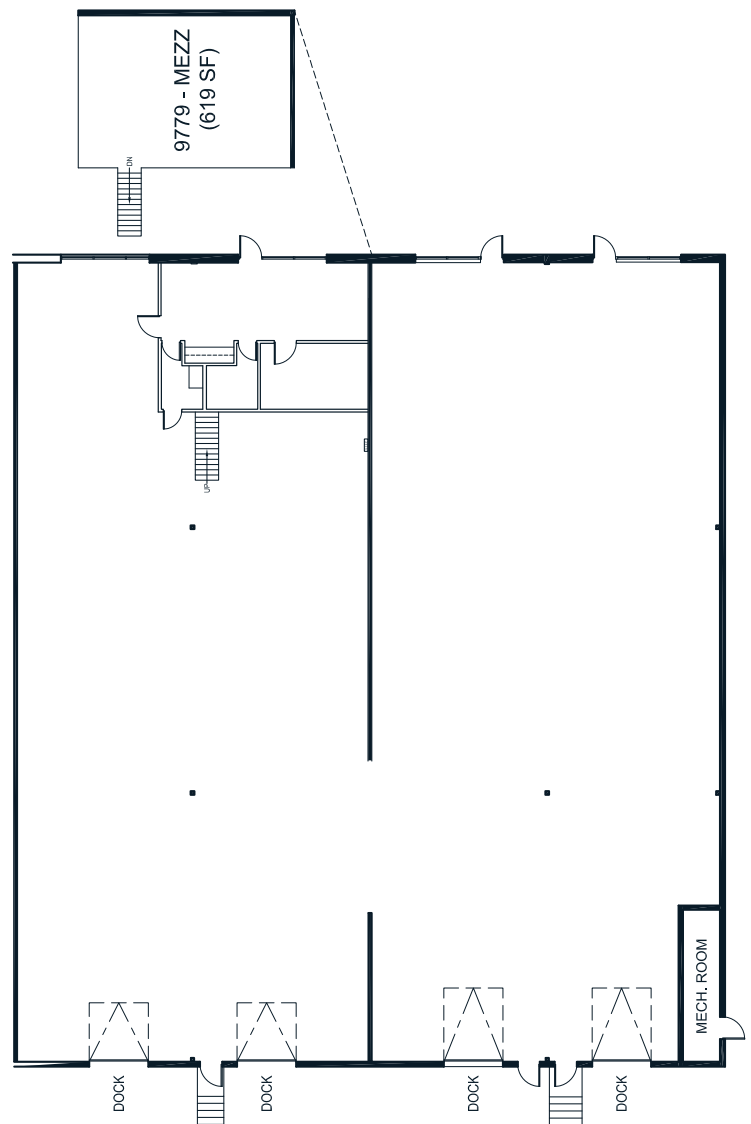
Mackenzie.York@jll.com

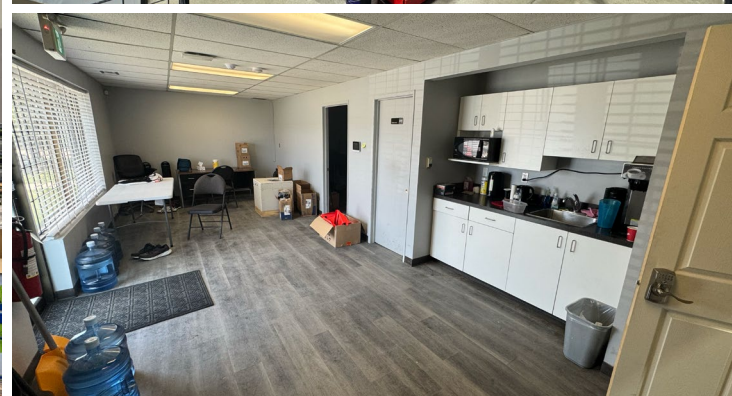
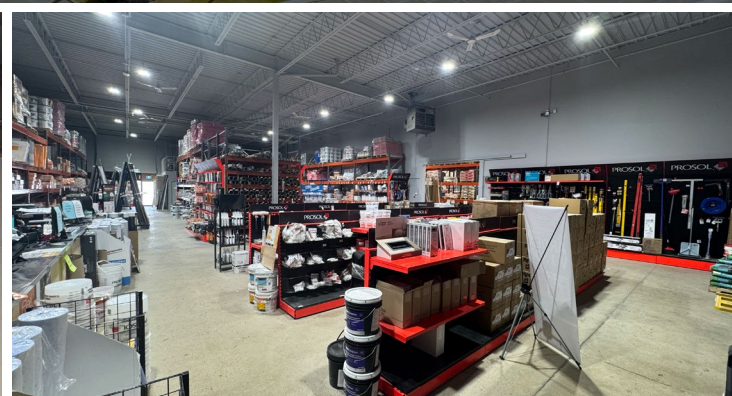
 **JLL** SEE A BRIGHTER WAY

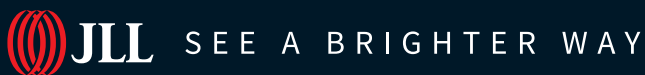
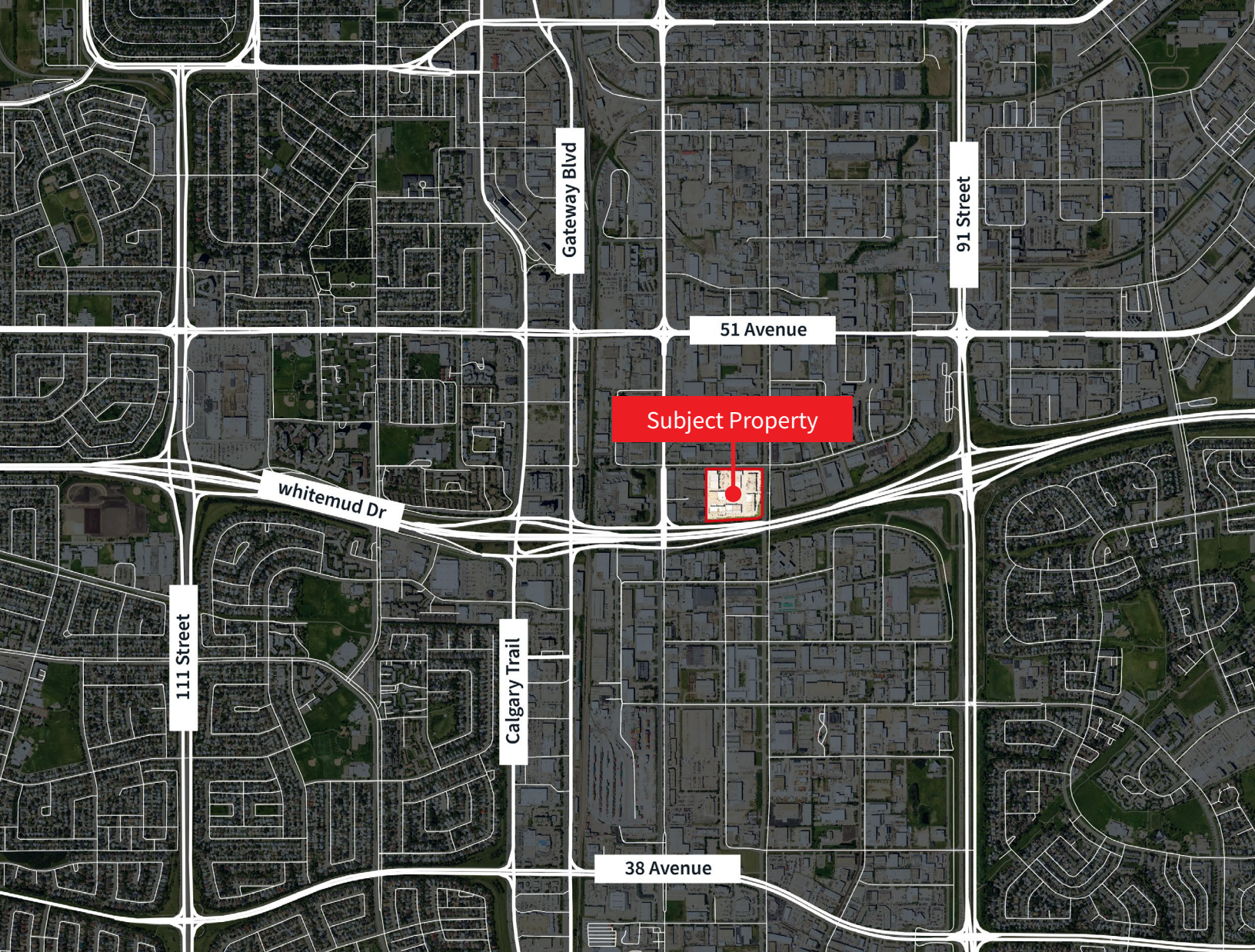


# Property Details

<b>Municipal Address</b>	9775 - 9779 45 Avenue NW
<b>Zoning</b>	BE - Business Employment
<b>Available Area</b>	10,477 SF
<b>Year Built</b>	1979/1981
<b>Construction</b>	Concrete precast
<b>Column Grid</b>	TBD
<b>Building Depth</b>	TBD
<b>Power</b>	100 - 1,600 amp, 3 phase (TBC)
<b>Ceiling Height</b>	18'6"
<b>Heating</b>	Forced air overhead units
<b>Lighting</b>	TBD
<b>Sprinklered</b>	TBD
<b>Loading</b>	(4) Dock Doors - (3) w/ levelers
<b>Yard</b>	N/A
<b>Lease Rate (PSF)</b>	Contact Agent
<b>Op. Costs (PSF)</b>	\$7.41 (2026)
<b>Occupancy</b>	30 Days Notice







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