

FOR LEASE INDUSTRIAL SPACE

Morguard

BRIER BUSINESS CENTRE

9404-9430, 39 AVENUE, EDMONTON, AB



SMALL BAY WAREHOUSE OPPORTUNITY IN PREFERRED SOUTH SIDE LOCATION

Located at 39th Avenue and 97th Street, the property has convenient access to Whitemud Drive, Gateway Boulevard and Calgary Trail. IB zoning allows for flexible business opportunities. Nearby restaurants and other amenities are only minutes away.

Medium size bay with dock
and grade level loading

- Modern warehouse facility/newer construction

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TENANT COST

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$2.85/SF	\$3.06/SF	\$5.91/SF (2023 est.)

BUILDING DETAILS

Available Space: 20,173 SF +/-
9,904 SF +/-

Number of Floors: 1

Year Built: 2000

28 foot clear ceiling height

Abundant power

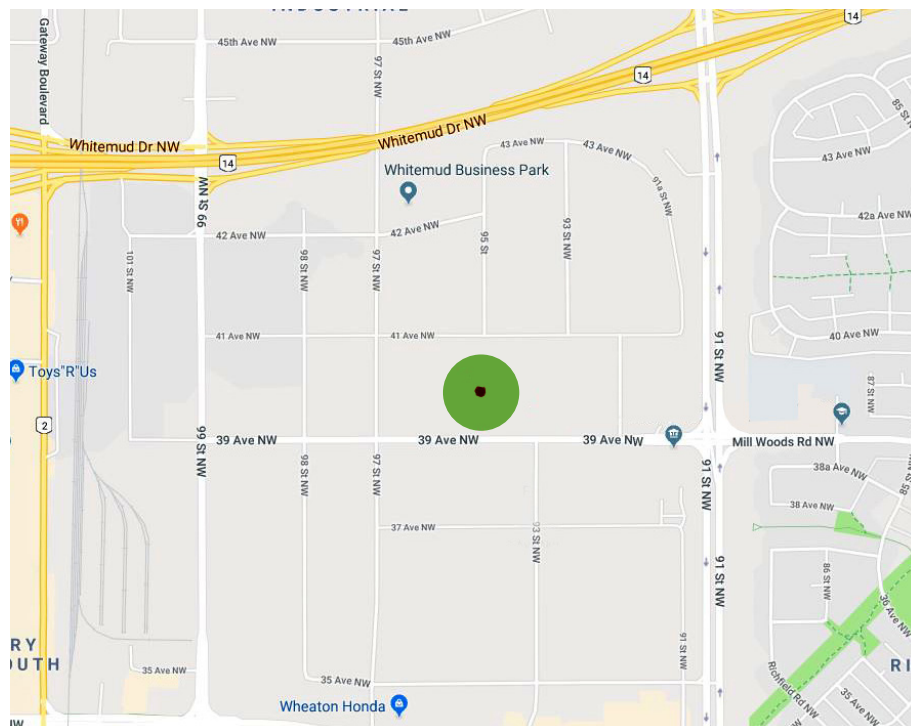
BUILDING AMENITIES

Restaurants nearby

Dock and grade level loading area

Parking available

LOCATION

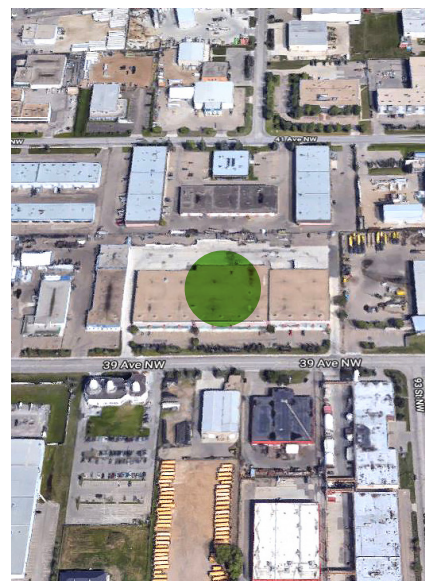


Brier Business Centre 9404-9430, 39 Avenue, Edmonton, AB

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Exterior View



Aerial View

FOR MORE INFORMATION

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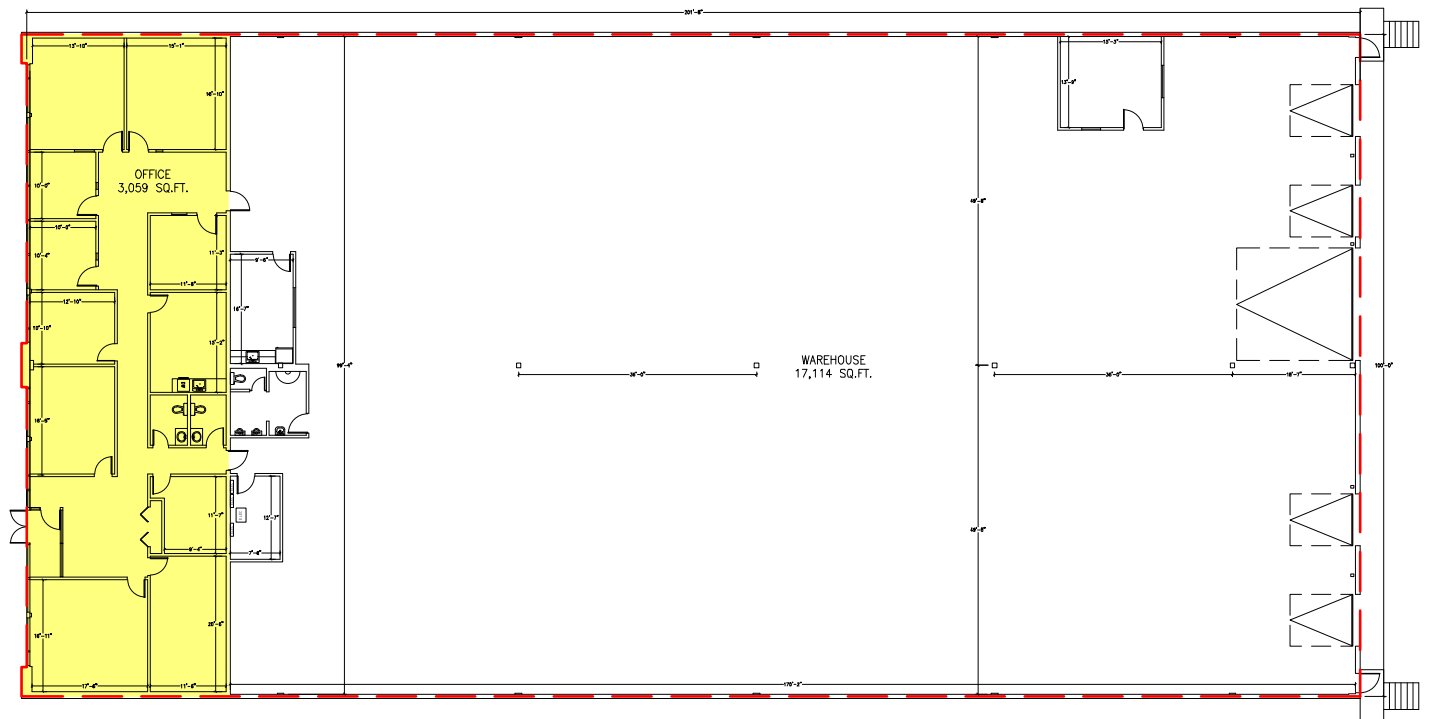
780-424-1642

VIEW THIS PROPERTY ONLINE [HERE](#)

BRIER BUSINESS CENTRE

9404-9430, 39 AVENUE, EDMONTON, AB

UNIT 9426 - 20,173 SF +/-



UNIT 9418 - 9,904 SF +/-

