GATEWAY INDUSTRIAL PARK

9748, 9811 12TH AVENUE SW, EDMONTON, AB

Morguard

MODERN WAREHOUSE FACILITY IN THE GATEWAY BUSINESS PARK

Located in Gateway Industrial Park, the property is situated in an excellent southside location with close proximity to the Anthony Henday and the QE2. Nearby restaurants are only minutes away.

Up to 69,580 SF Available

- Modern warehouse facility/newer construction
- Excellent signage available
- Dock and grade level loading

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AVAILABILITY

SUITE	AREA(SF)	RENT	OPERATING COSTS	TAXES	NOTES
9748	51,888	$9.00	$2.06/SF	$2.99/SF	Approximately 8,400 SF of office (4,200 SF on mezzanine level) dock loading doors and 1 oversized grade loading door.
9811	17,692	$9.00	$2.64/SF	$3.23/SF	Approximately 2,000 SF of office space, 3 dock loading doors and 1 grade loading door.

BUILDING DETAILS

Available Space: 69,580 SF +/-

Year Built: 2006

Leasing District: Gateway Business Park

28 foot clear ceiling height

Abundance of power

T-5 LED lighting in warehouse

BUILDING AMENITIES
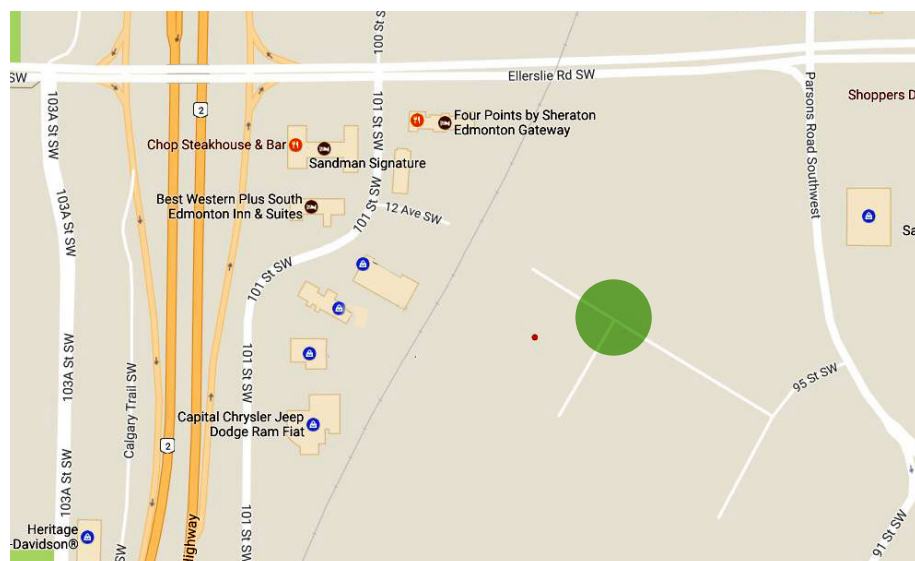
Dock and grade level loading area

Parking available

Exterior View

Aerial View

LOCATION

Gateway Industrial Park, 9748, 9808, 9811 12th Avenue SW, Edmonton, AB

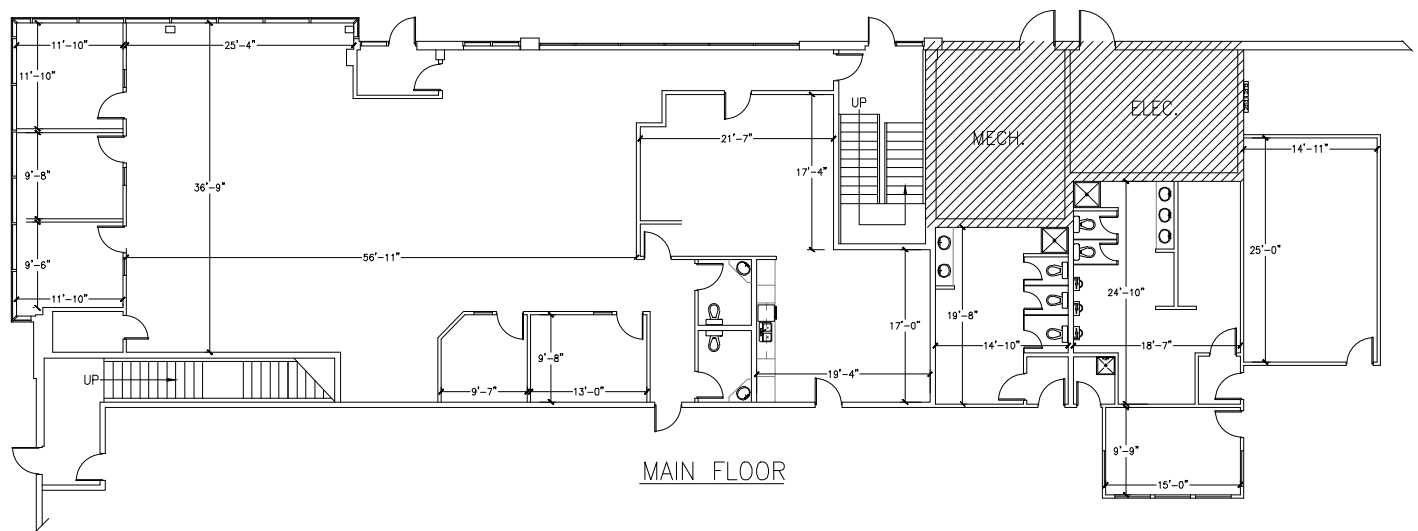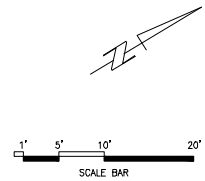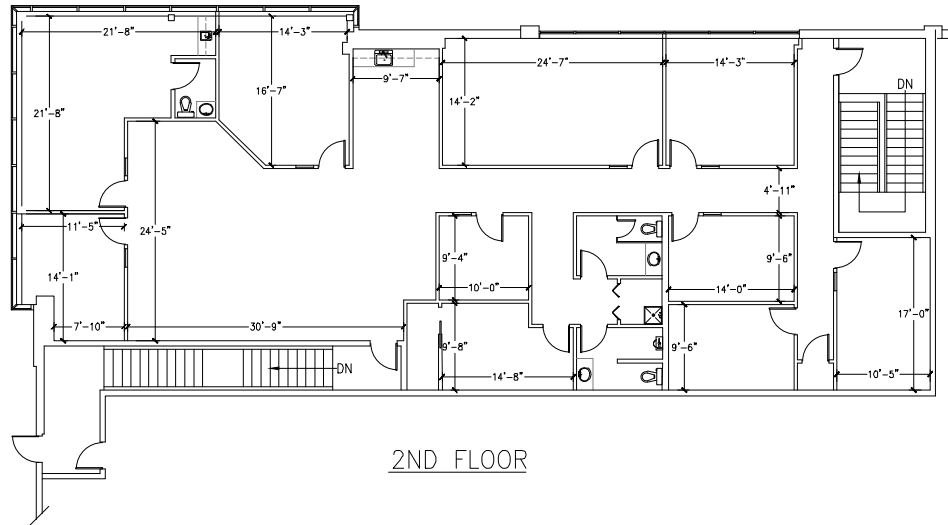## FOR MORE INFORMATION

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VIEW AVAILABILITY HERE

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SUITE 9748 - 51,888 SF +/-

2ND FLOOR

SCALE BAR

MAIN FLOOR

SUITE 9811 - 17,692 SF +/-

FIRE SPRINKLER
ROOM
(N.I.C)