



For Lease

Freeway Centre

8144 46 Street, Edmonton, Alberta

- Optional fenced, graveled and compacted yards available
- Easy access to major arterial roads such as Sherwood Park Freeway, 50 Street, and Anthony Henday Drive
- Grade loading doors

Randi Burton

Senior Associate
+1 780 969 3018

randi.burton@colliers.com



First Class Landlord & Property Management



Ample Parking Available



Fenced, Graveled & Compacted Yards

Property Profile

One (1) Vacancy with
Yard Available



Fenced, graveled
& compacted yard
available



Grade loading
doors available

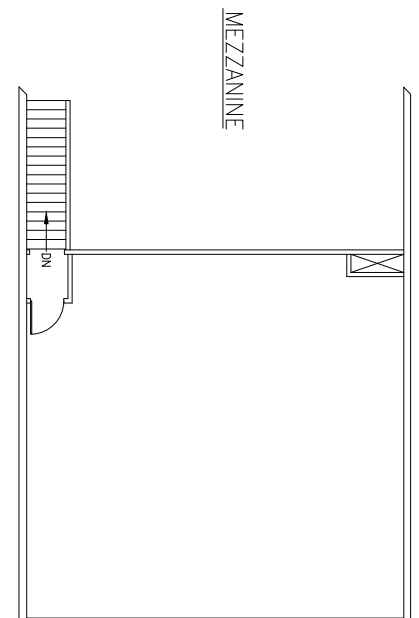
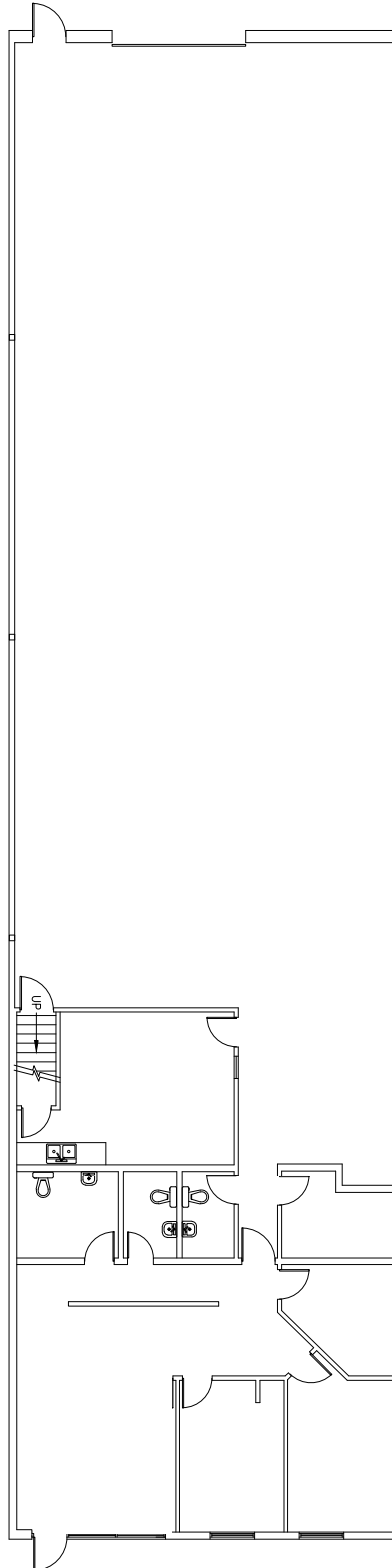


South Edmonton
location



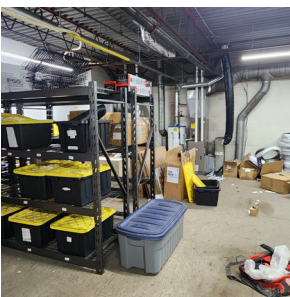
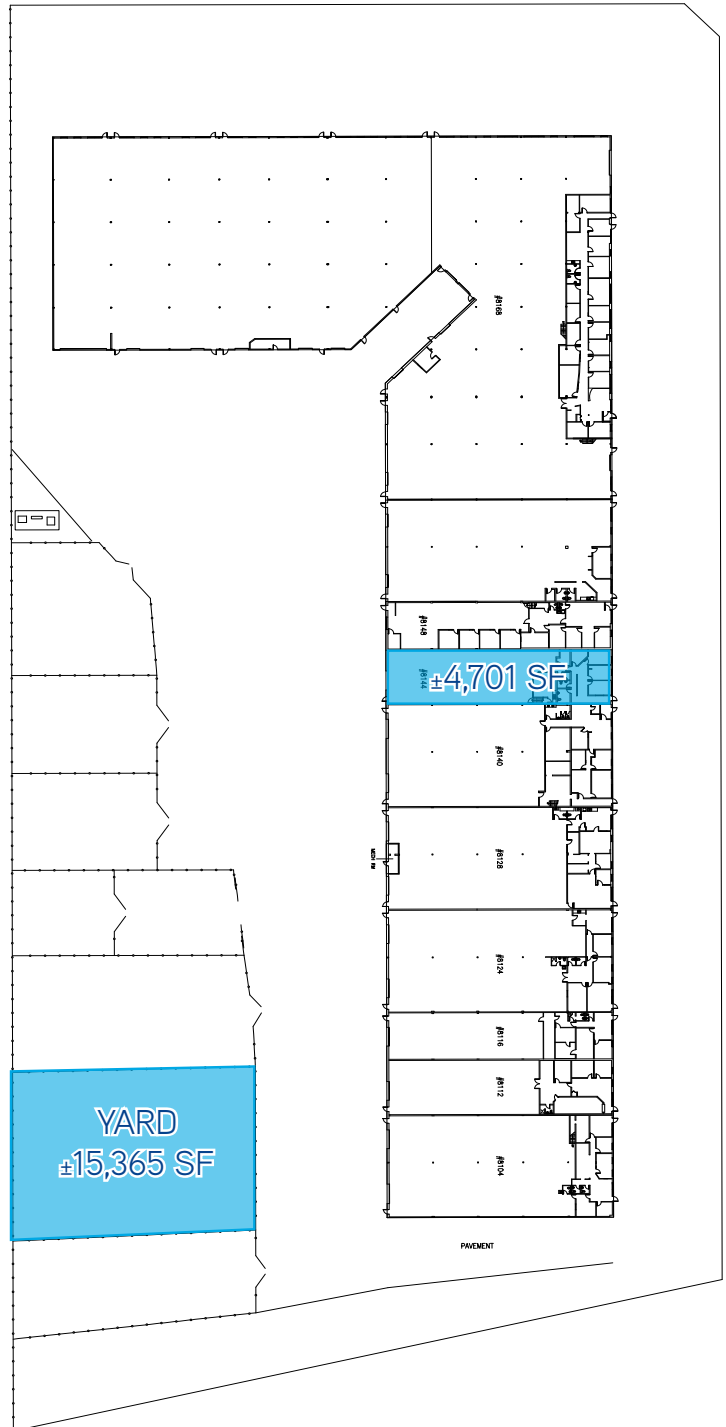
Excellent access to
highways & transit

Site Plan



Property Specifications

Address	8144 46 Street, Edmonton, AB
Unit Size	±4,701 SF
Yard	±15,365 SF
Lease Rate	Market \$1.50 PSF (yard)
Op Costs	\$5.62 (2026 estimate)
Loading	One (1) 12'x14' Grade with Mechanical Openers
HVAC	Furnace Gas-fired Unit Heaters Air Conditioning
Power	TBC
Ceiling Height	20' Clear
Zoning	BE (Business Employment)
Available	Immediately
Parking	105 Unreserved Paved Surface Stalls
Internet	High Speed





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Colliers Canada

1700 Bell Tower, 10104 103 Avenue
Edmonton, AB T5J 0H8 Canada
+1 780 420 1585
collierscanada.com



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