



Units 1-4, 7836 49th Avenue

±7,981 SF industrial
warehouse/office for sublease

Blair McArthur

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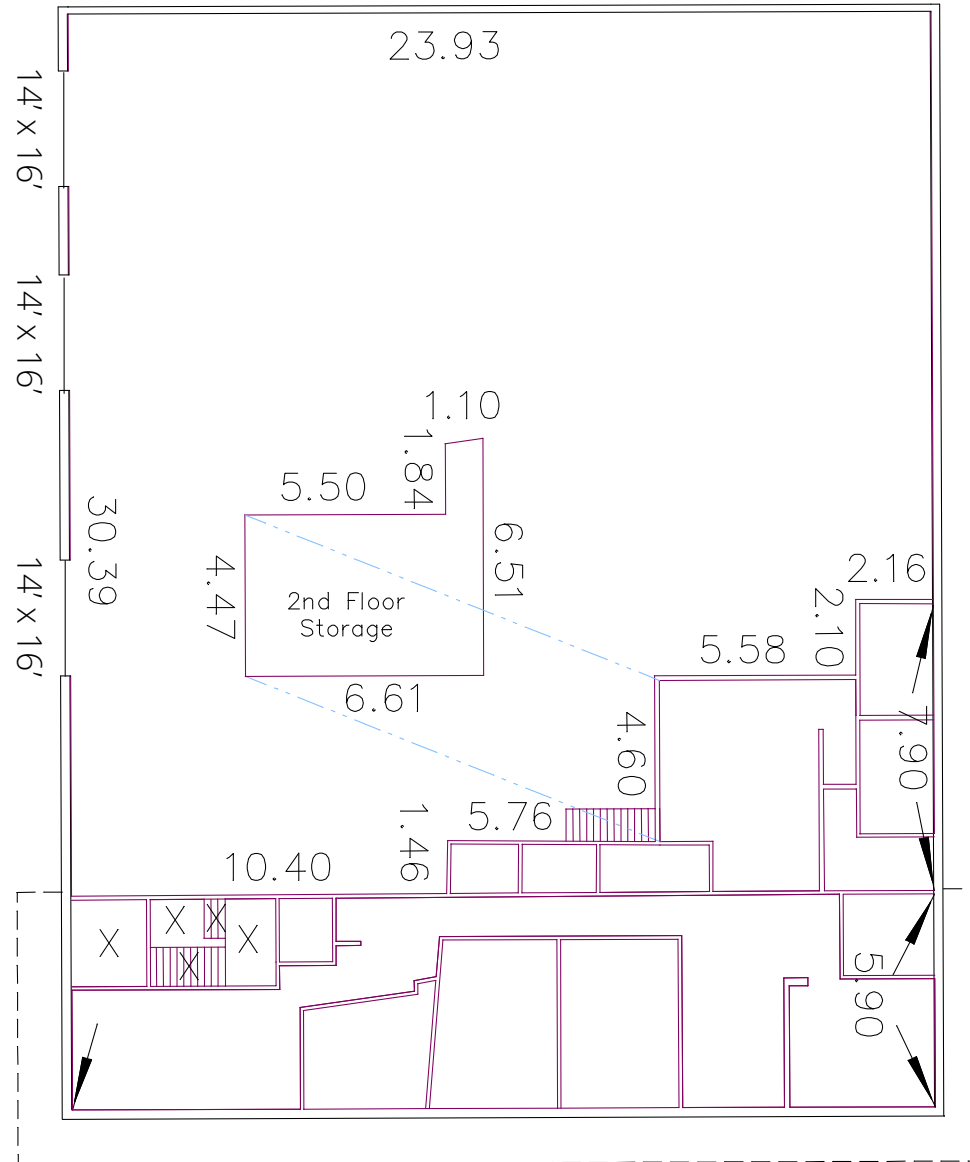
Property Details

District	Northlands Industrial
Zoning	I1 Industrial (Business Service)
Office Area	±1,581 SF
Warehouse Area	±6,400 SF
Total Area	±7,981 SF
Clear Height	16' - 21'
Loading	3 (14' x 16') Drive-In doors
Power	200A, 120/240V 3 Phase (TBV)
HVAC	Office - Rooftop Warehouse - Radiant Tube
Op Costs (2025)	\$5.00 (est. 2025)
Sublease Rate	\$12.50
Available	February 1, 2026
Sublease Expiry	December 31, 2026

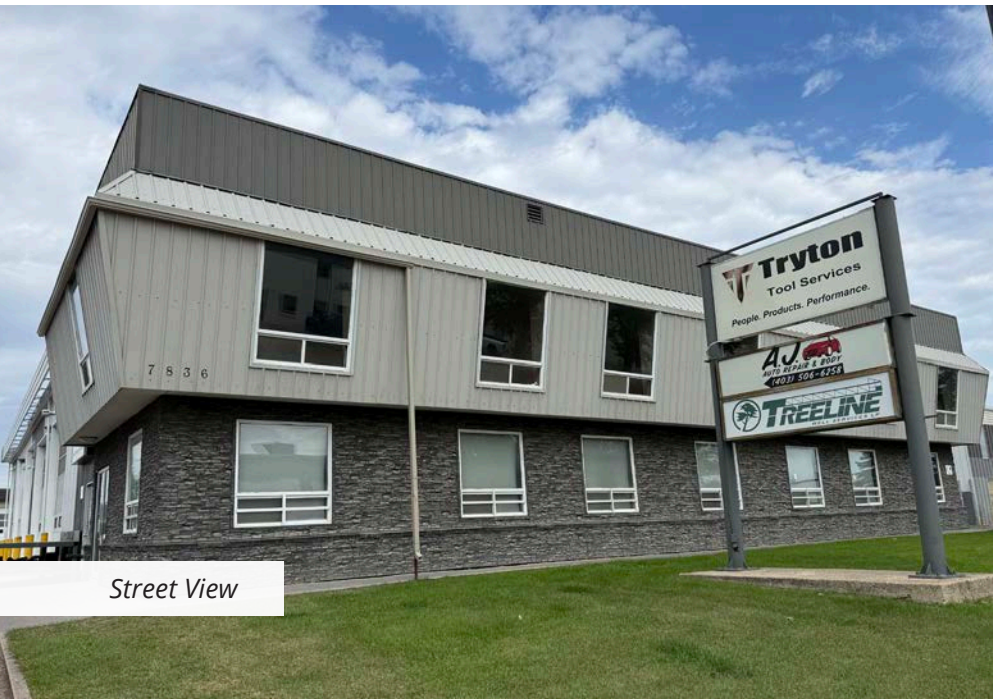
Property Highlights

- Trench drains with dual compartments sumps
- Building and pylon signage available
- Warehouse lunchroom, locker area, separate bathrooms
- Sublease to headlease scenario would be considered

Floor Plan



*floorplan may not be exactly as shown



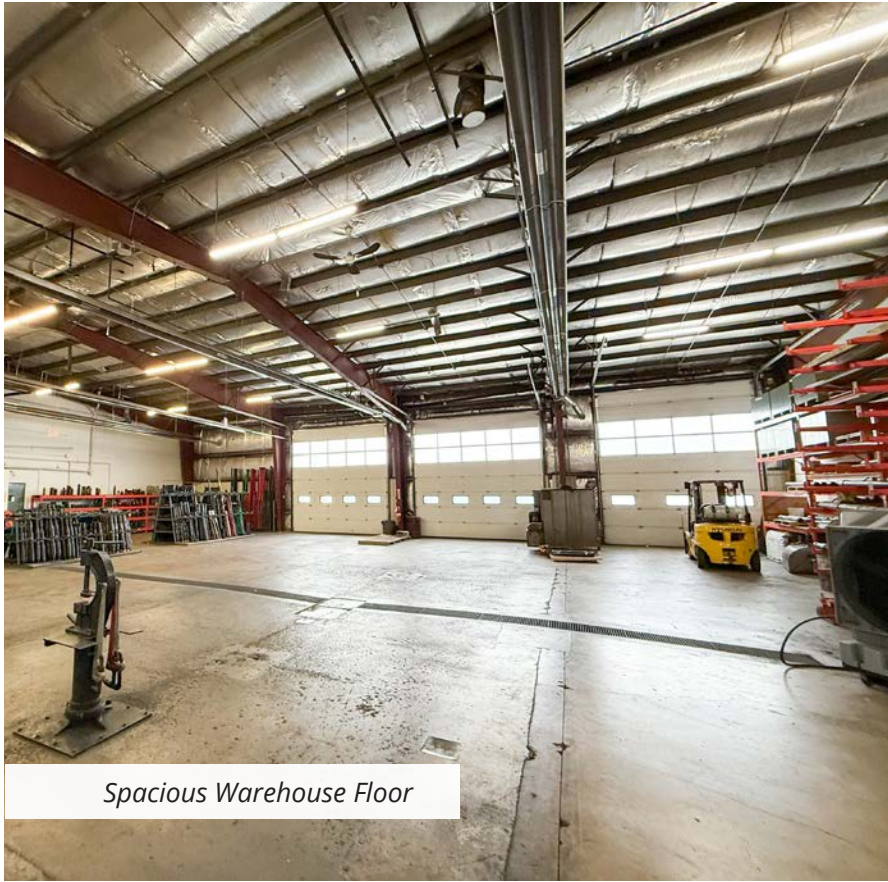
Street View



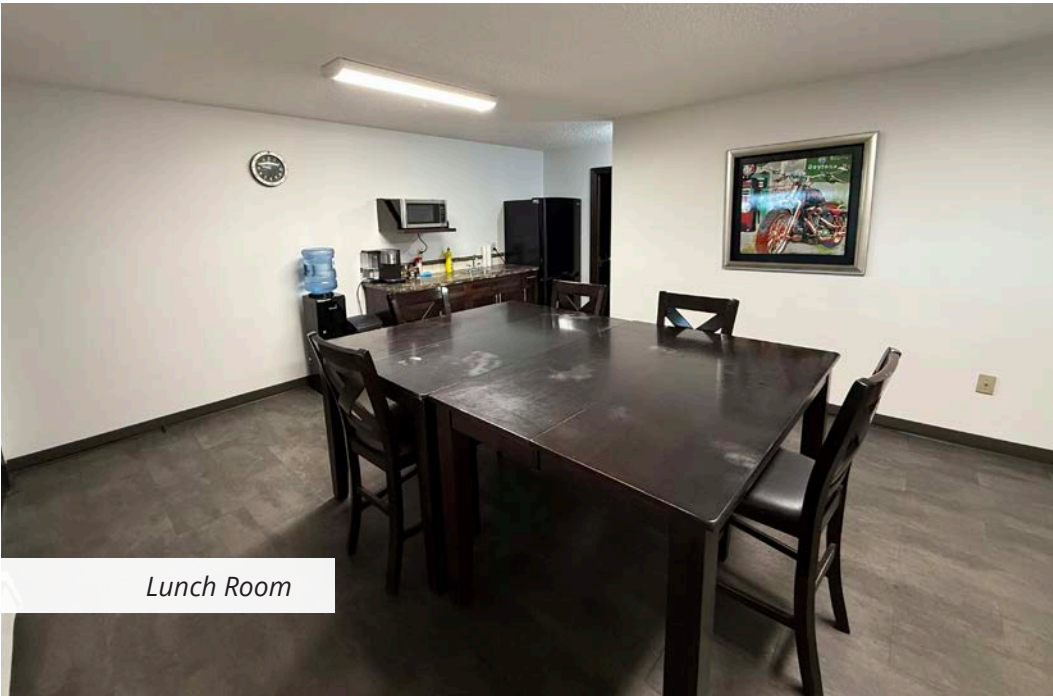
Grade Level Loading



Efficient Layout



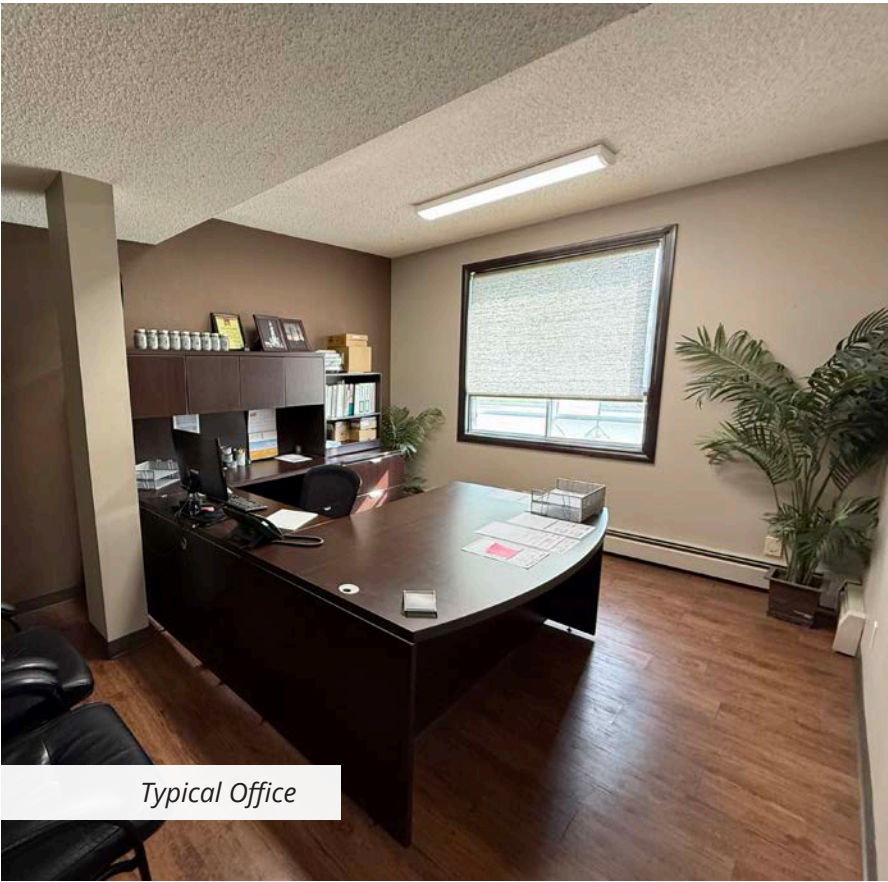
Spacious Warehouse Floor



Lunch Room



Office



Typical Office



Reception



Colliers

Highway 11A

Queen Elizabeth II Highway

Gaetz Avenue

77 Street

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