

LEASE RATE REDUCTION



Foothills Industrial Park
3347 58 Ave SE | Calgary, AB

PROPERTY HIGHLIGHTS

- Office updates in place.
- Corner property, SE location
- Front drive-in door
- Side yard with large common area
- Functional rectangle shop 50' x 80'



PROPERTY DETAILS

Office Size	2,200 SF
Warehouse Size	4,000 SF
Total	6,200 SF
Submarket	Foothills
Zoning	I-G (Industrial-General) \$13.00 PSF \$14.50 PSF
Lease Rate	Now \$11.00 first year rate
Lease Term	5 Years
Op Costs	\$5.25 PSF
Year Built	1981
Heating	Forced Air
Power	400 amp (TBV)
Loading	14' x 14' front drive-in door
Clear Ceiling Height	16' clear in warehouse
Site / Yard Size	5,000 SF +/-
Available	Available Immediately

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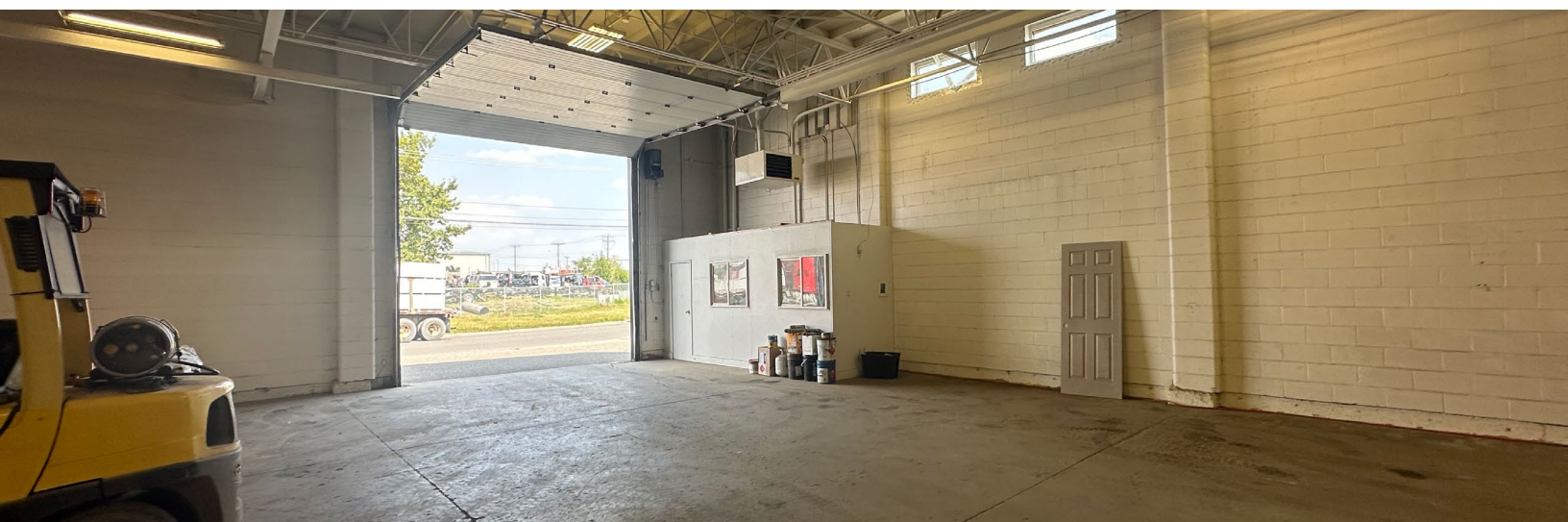
TOP COMMERCIAL LISTINGS
INSPIRING CONFIDENCE
www.topcommerciallistings.com

FOR LEASE

6,200 SF

Shop with Yard

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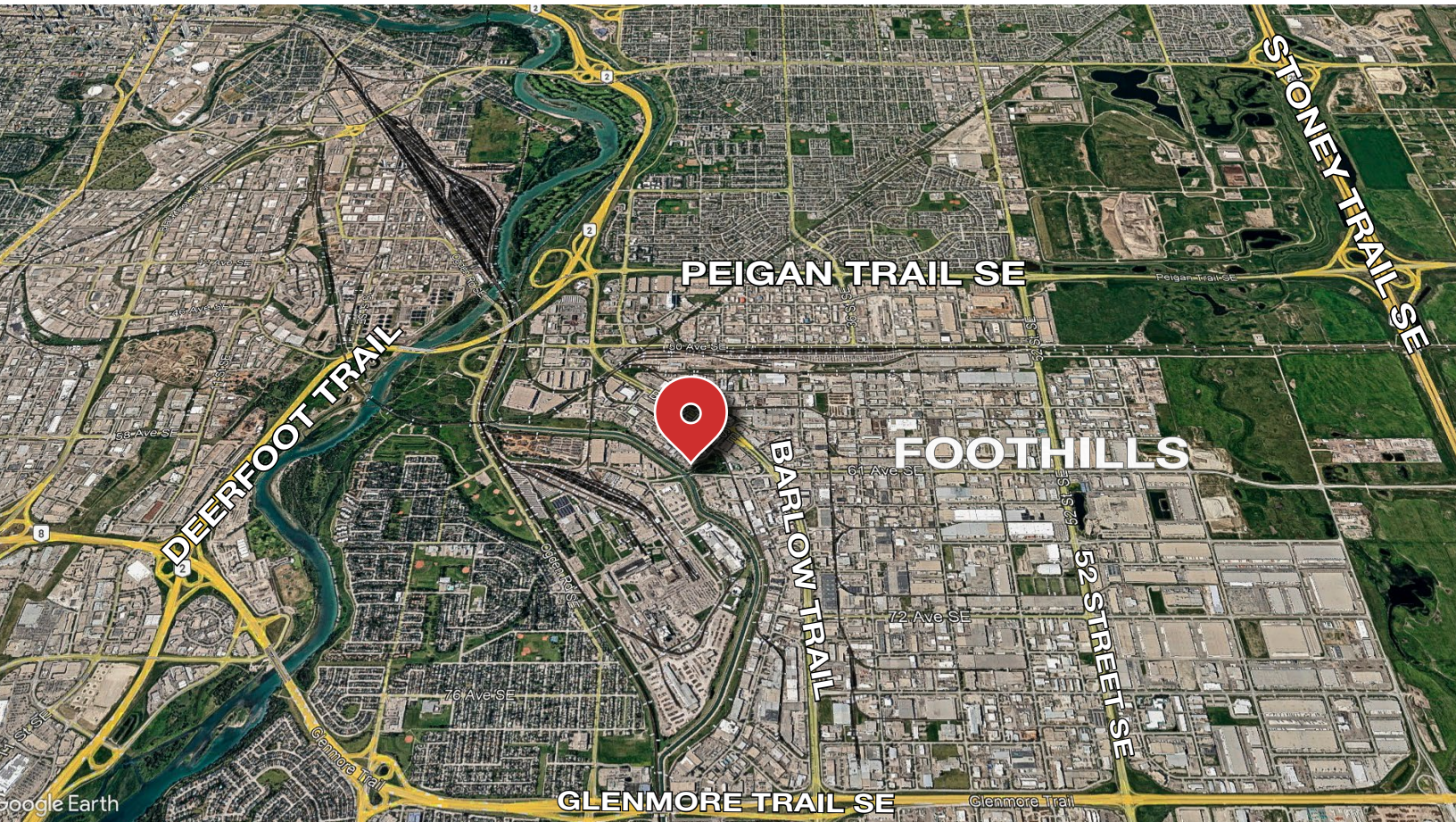
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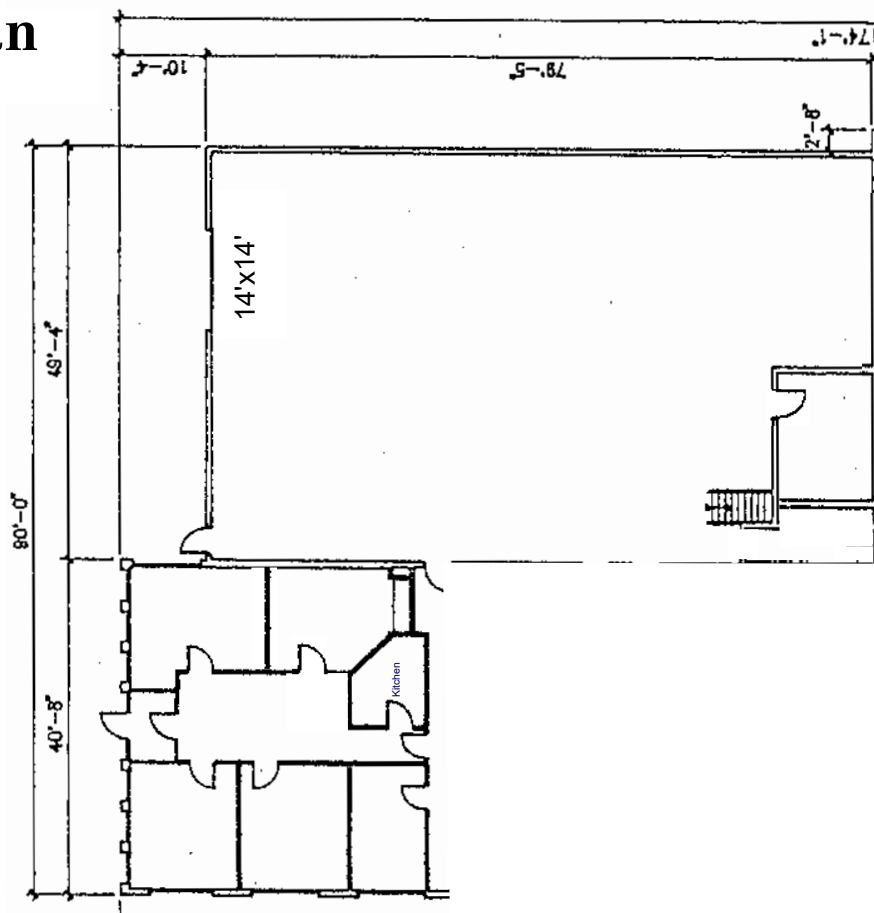
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Floor Plan



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