

Flexible Leasing Opportunities with Yard

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Property Overview

■ **Building Size:** 18,900 SF Total (office/warehouse)

Zoning: Industrial General (I-G)

Site Size: 1 Acre

Ceiling Height: 15'8" - 20'10" clear

Power: 400 Amps 600 Volts (tbv)

Loading: Four drive-in doors (2 at 12' x 14', 2 at 16' x 16')

Lighting: LED in south bay, T-5 in north bay.

Key Features

■ *Freestanding warehouse with secured storage yard, half paved and half compacted for flexible storage solutions. Occupy half or full building.*

*1.4 km from Barlow Trail, 10.4 km to Downtown Calgary.
Quick access to major roadways, nearby retail options.*



Bay Availability

Option A: South Bay

Availability: Immediate

Warehouse: 6,395 SF

Office: 2,040 SF

Mezanine Office: 2,030 SF

Total Area: 10,465 SF

Basic Rent: \$14.00/SF

Taxes: \$2.79/SF

Op Costs: Est. \$3.13/SF (TBV)

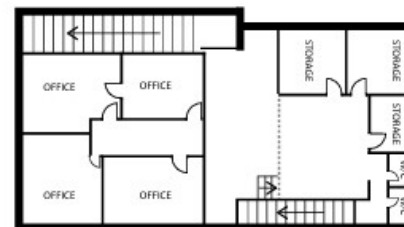
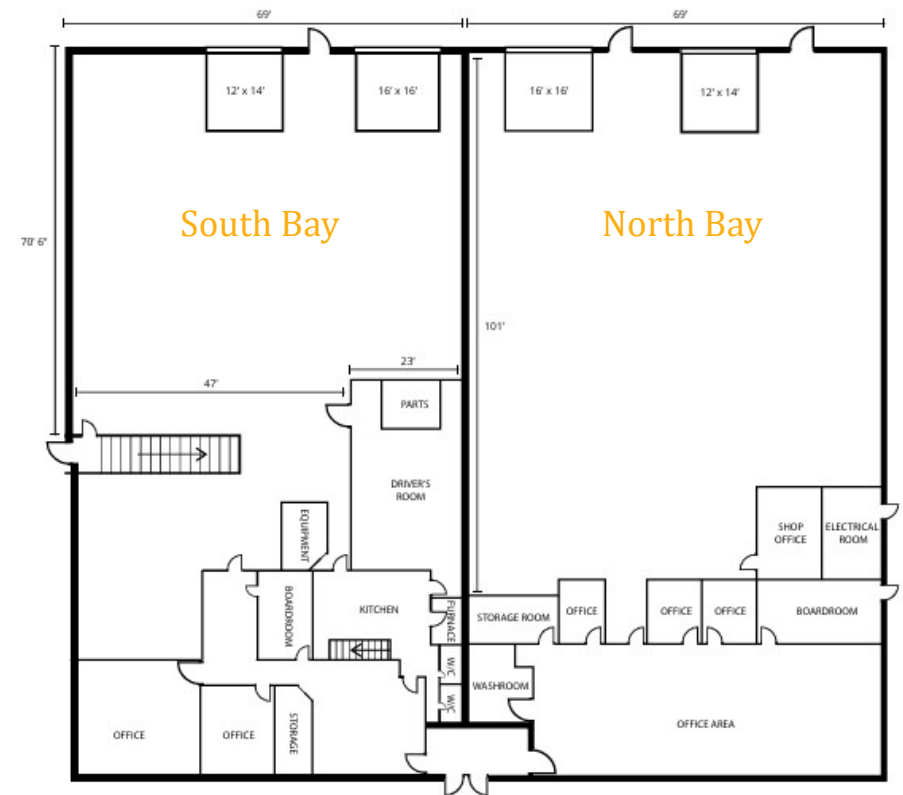
Loading: 2 Drive-in Doors (16' x 16' and 12' x 14')

Power: 400 amp (TBV)

Heating: Forced air & radiant overhead

Features:

- Large yard space
- Dedicated, secured access
- LED lighting
- Sump drain



Bay Availability

Option B: North Bay

Availability: 60-days

Warehouse: 6,175 SF

Office: 2,260 SF

Total Area: 8,435 SF

Basic Rent: \$14.00/SF

Taxes: \$2.79/SF

Op Costs: Est. \$3.13/SF (TBV)

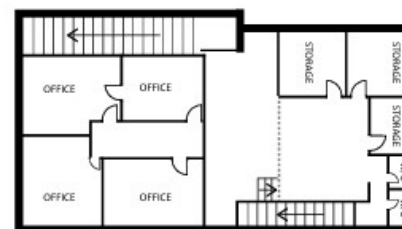
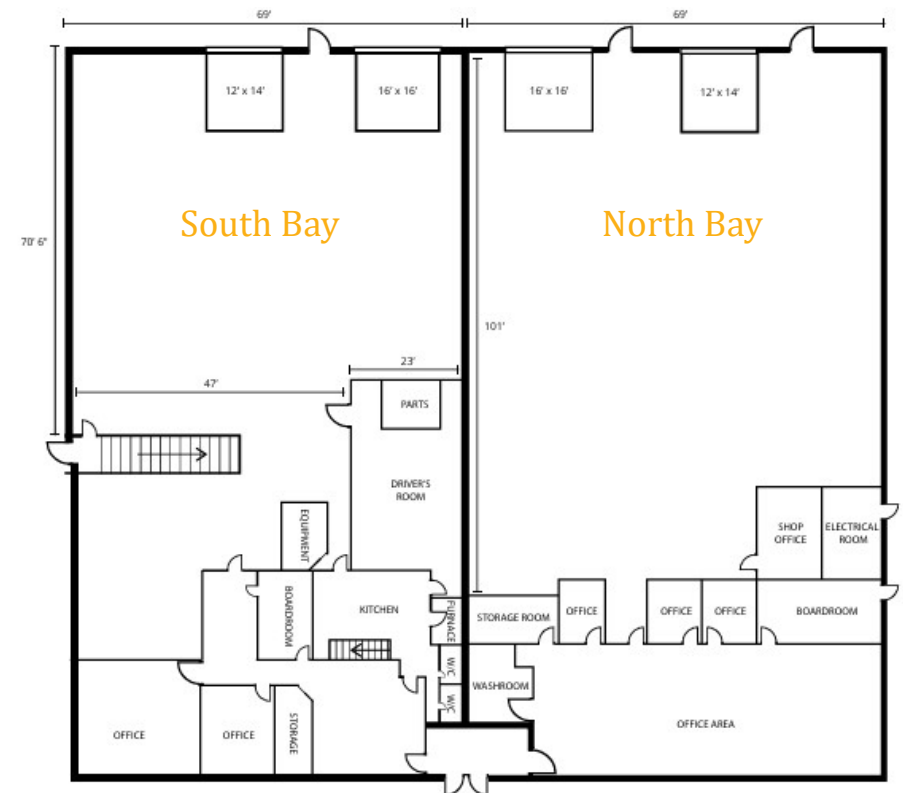
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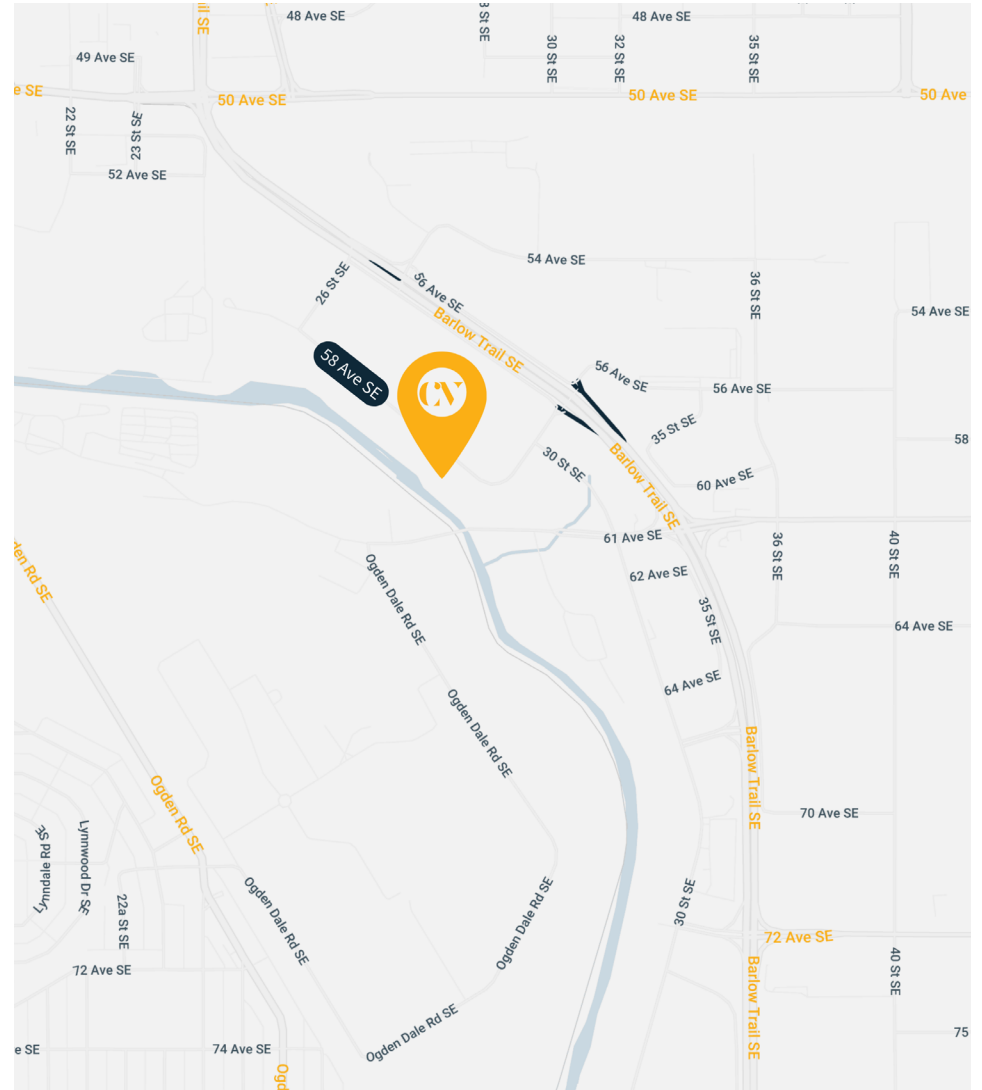
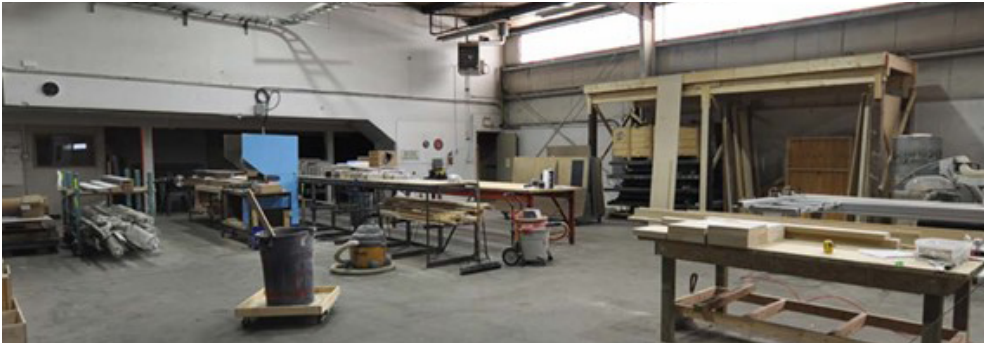
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