

FOR LEASE

7212 Flint Place SE



Total Space: 7,649 sq. ft.

Warehouse Dock Level: 4,897 sq. ft.

Furnished office: 2,752 sq. ft.

Property Details

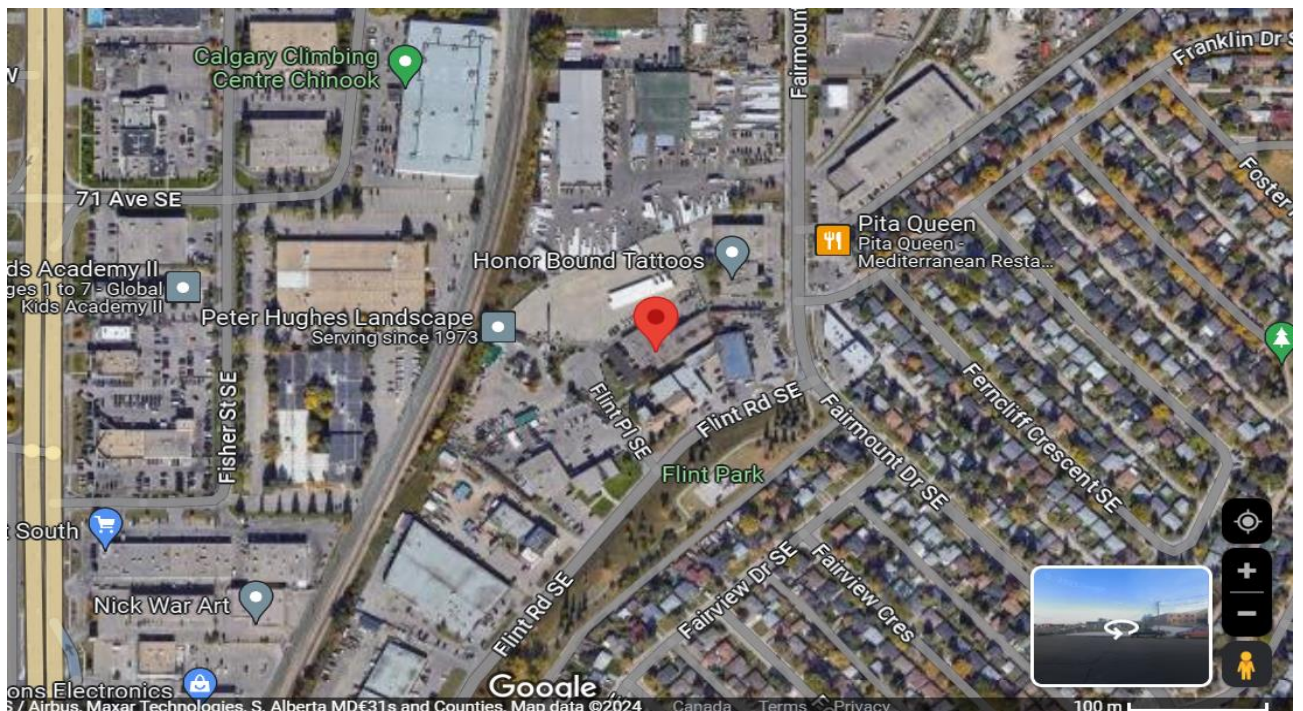
- Conveniently located in a quiet cul-de-sac with easy access to Glenmore Trail
- 10-minute walk between Chinook and Heritage LRT Stations
- 4,897 sq. ft. of dock level loading with 2 doors
- 2,752 sq. ft. of furnished office space
- 13' clear height in warehouse
- Make up air system
- Suspended gas fired unit heaters in warehouse
- Led lighting in warehouse
- 400 amps, 600 Volt, 3 Phase (shared ~ 200 amps available)
- 10 dedicated parking stalls, 6 in front and 4 in gated yard.
- Lots of street parking
- Gated yard storage negotiable

Leasing Details



Available: Immediate to 30 Days

Lease Rate: \$12.00 per sq. ft (est.)

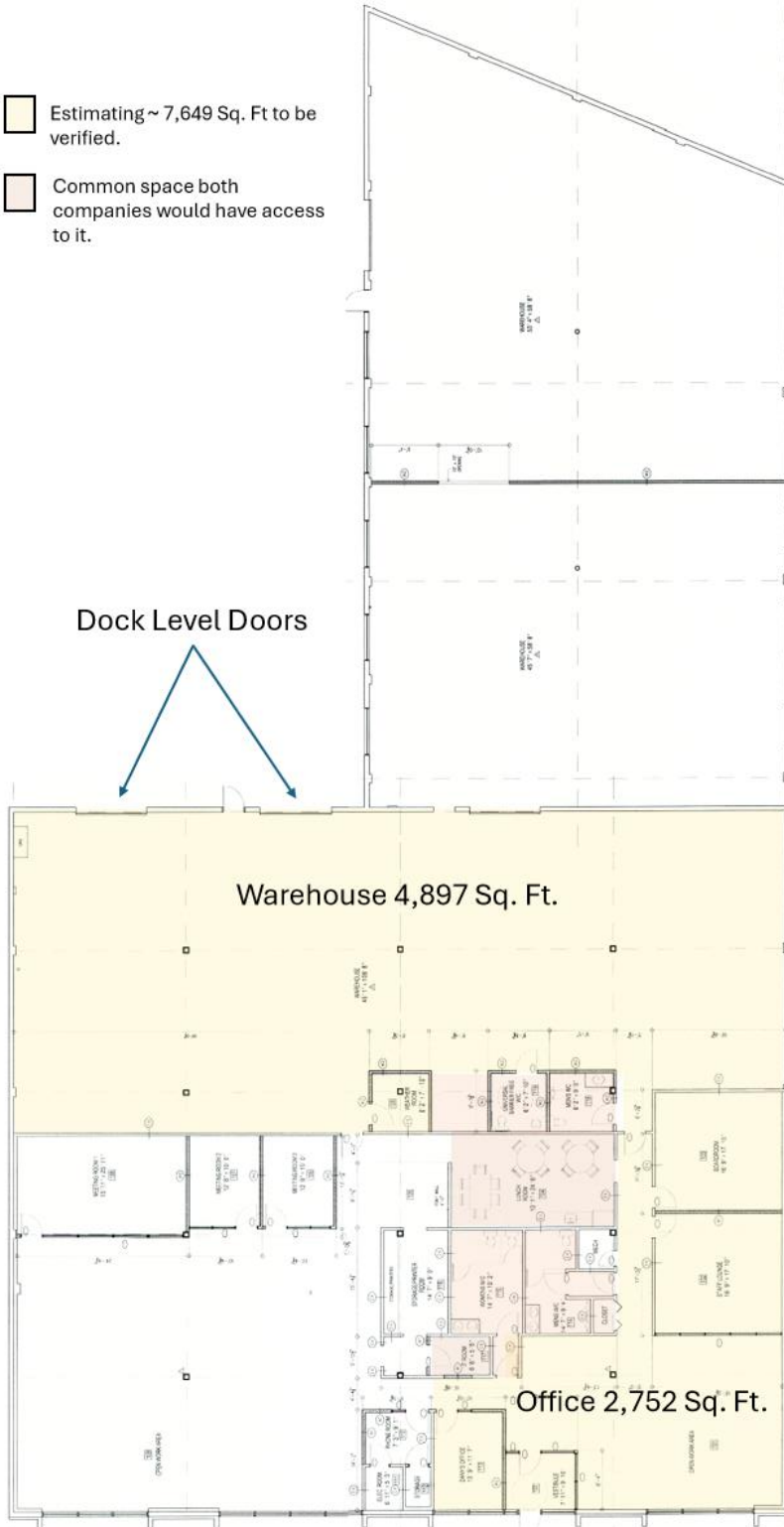
Op. Cost & Taxes: \$6.24 per sq. ft (2023)



Office and Warehouse Layout

-  Estimating ~ 7,649 Sq. Ft to be verified.
-  Common space both companies would have access to it.

Dock Level Doors



Warehouse 4,897 Sq. Ft.

Office 2,752 Sq. Ft.

Office Pictures

