

1,732 sf

Unit 104



WAREHOUSE IN STRATHMORE FOR LEASE

717 Westlake Road
Strathmore, AB



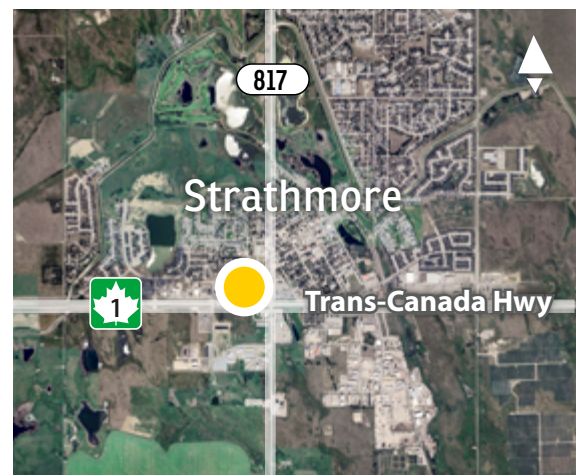
1 (12'x12')
drive-in



100A, 3Ph
power (TBV)



16'



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LOCAL
EXPERTISE
MATTERS



PROPERTY INFORMATION

ADDRESS:

717 Westlake Road, Strathmore, AB

ZONING:

CHWY (Highway Commercial District)

AVAILABLE FOR LEASE:

1,732 sq. ft. – Unit 104
(plus bonus storage mezzanine)

CEILING HEIGHT (CLEAR): 16' (TBV)

LOADING: 1 (12' x 12') drive-in

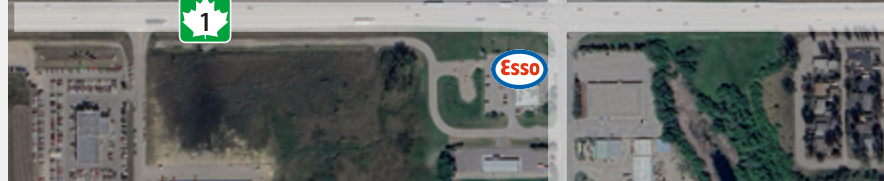
POWER: 100A, 3 phase (TBV)

HEATING:

2 overhead gas-fired heaters

PARKING:

3 assigned stalls



» Positioned within Strathmore's established industrial area with immediate connectivity to Trans-Canada Highway and Highway 817.

» Approx. 30 minutes to Calgary's eastern industrial corridor.

LEASE INFORMATION

AVAILABILITY:

Immediate

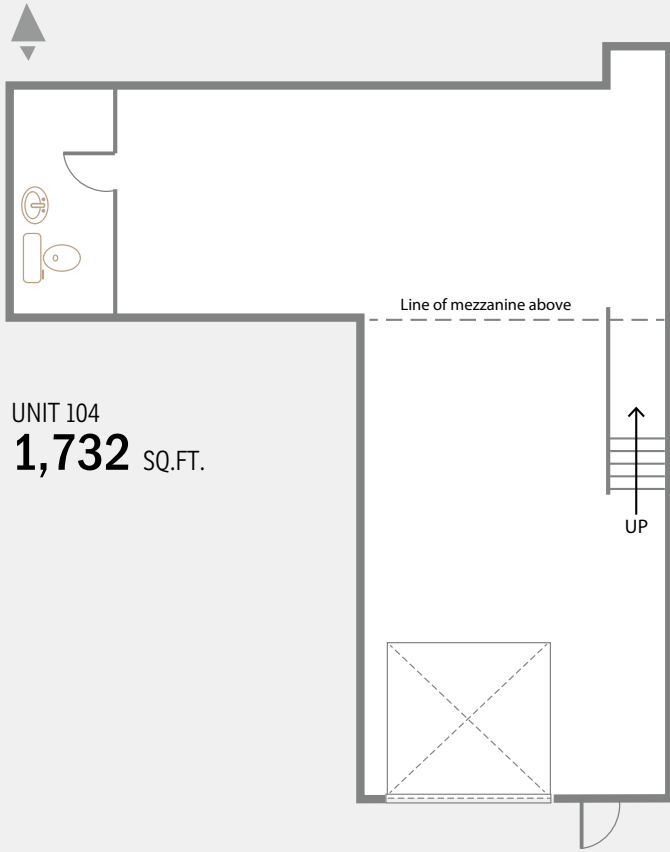
OP. COSTS AND TAXES:

\$3.60 per sq. ft. (est.) Includes water and sewer.
Flat rate of \$500/mo for electricity and gas.

LEASE RATE:

\$15.00 per sq. ft. (year 1), escalating thereafter throughout the lease term







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