

# INDUSTRIAL SPACE FOR LEASE SKYLINE WEST

FULLY DEMISED BAY  
8,582 SF SF

5355 - 8 STREET NE  
CALGARY, ALBERTA



**Scout**  
Real Estate Ltd

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# HEADLEASE OPPORTUNITY

- Size: 8,582 SF Demised
- Separate Man-Door Entrance
- Available: Immediately
- Zoning: I-G (Industrial - General)
- Rent: Market - call for details
- Operating Costs: \$7.04 (2024)
- 5-Year Terms Accepted
- Ceiling Height: 20'
- Loading: Three (3) 8'x10' (TBV) Dock Loading Doors
- Power: 200 Amps (TBV)



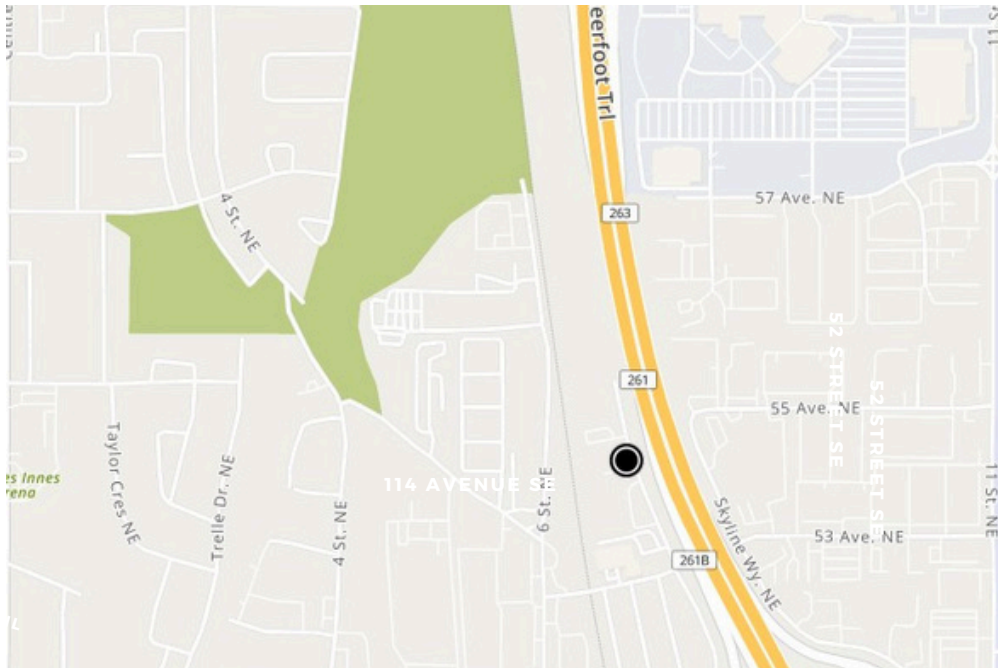
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## LOCATION MAPS



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