

FOR LEASE



1201 - 42nd Avenue SE, Bay F, Calgary, AB

10,200 sq. ft. Central Location with Yard and Low Op. Costs



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PROPERTY DETAILS

AVAILABLE AREA:

10,200 sq. ft.

NET LEASE RATE:

\$9.00 per sq. ft. per annum
average over 5 year term

OPERATING COSTS:

\$5.95 per sq. ft. (est. TBV)
(incl. Gas, Water & Sewer)

AVAILABLE:

30 Days Notice

DISTRICT:

Manchester Industrial

ZONING:

(I-G) Industrial General

CEILING HEIGHT:

16' (TBV)

ELECTRICAL:

400 amps, 120/208 volts

LOADING:

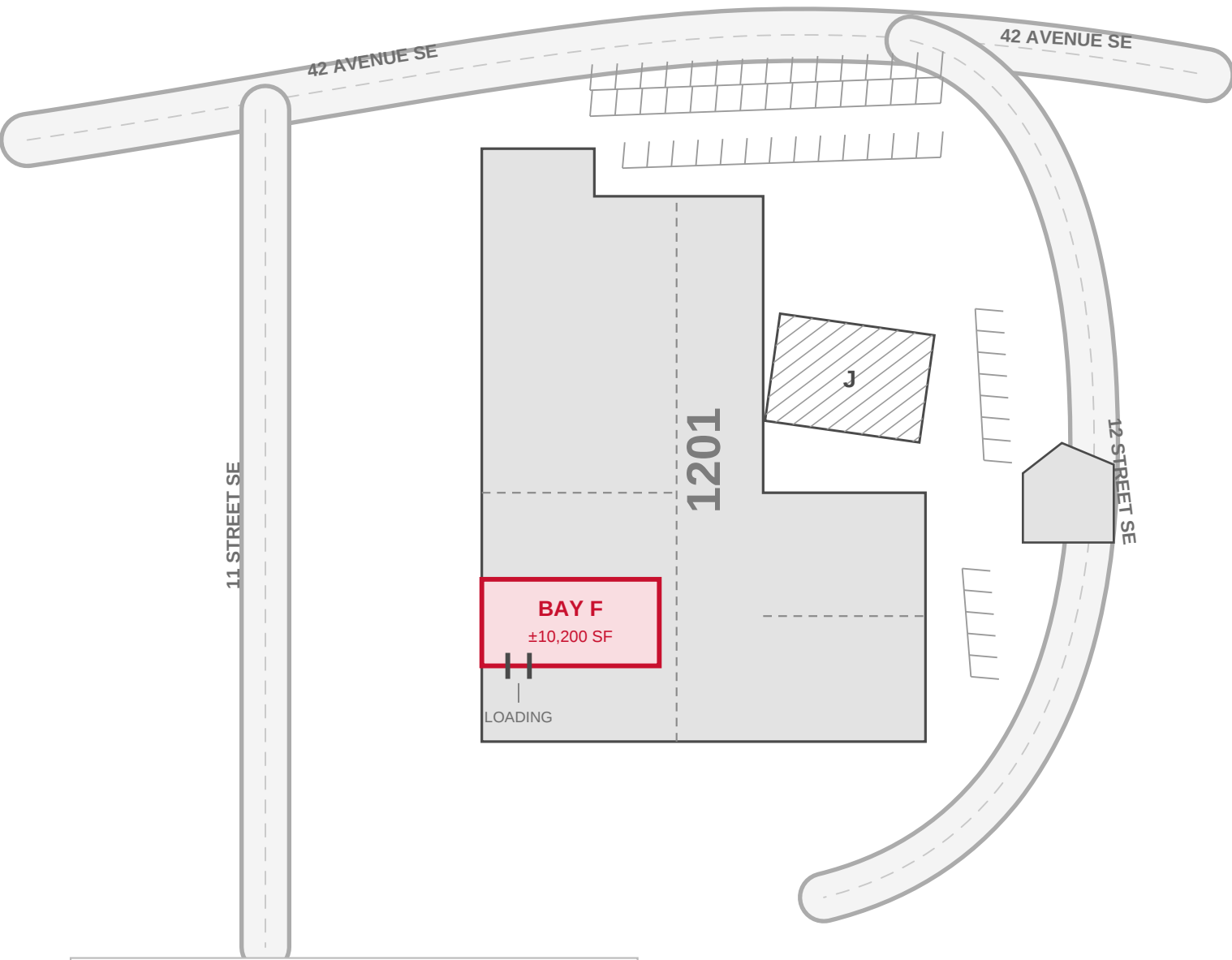
1 - 10' x 14' Drive-in Door
1 - 8' x 14' Dock Door

COMMENTS:

- » Ideal Central Location
- » Wide bay width
- » Low operating costs
- » Ample parking on site
- » Close proximity to major transportation routes: Blackfoot Trail, Glenmore Trail and Deerfoot Trail
- » Landlord will consider automotive uses



SITE PLAN

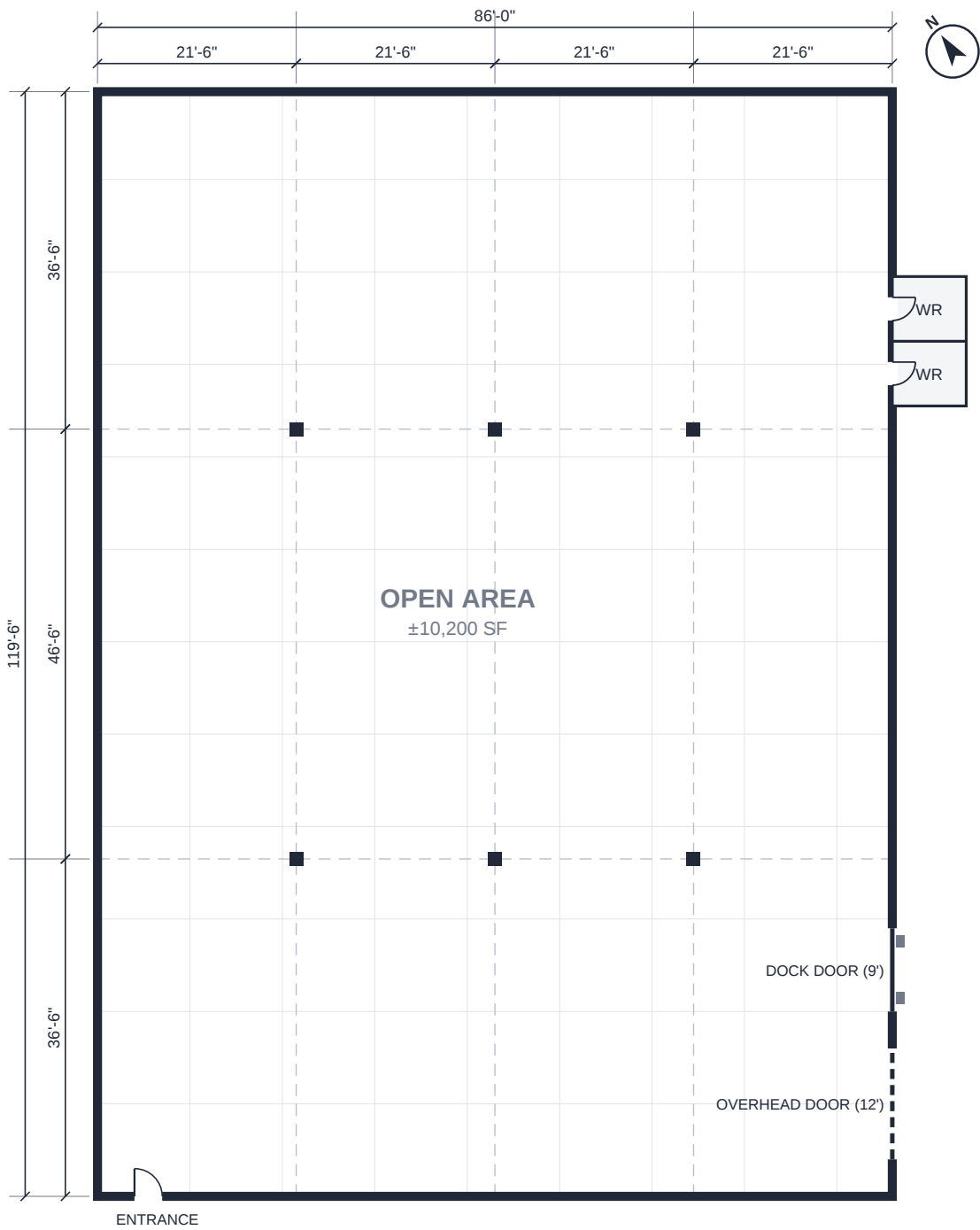


LEGEND

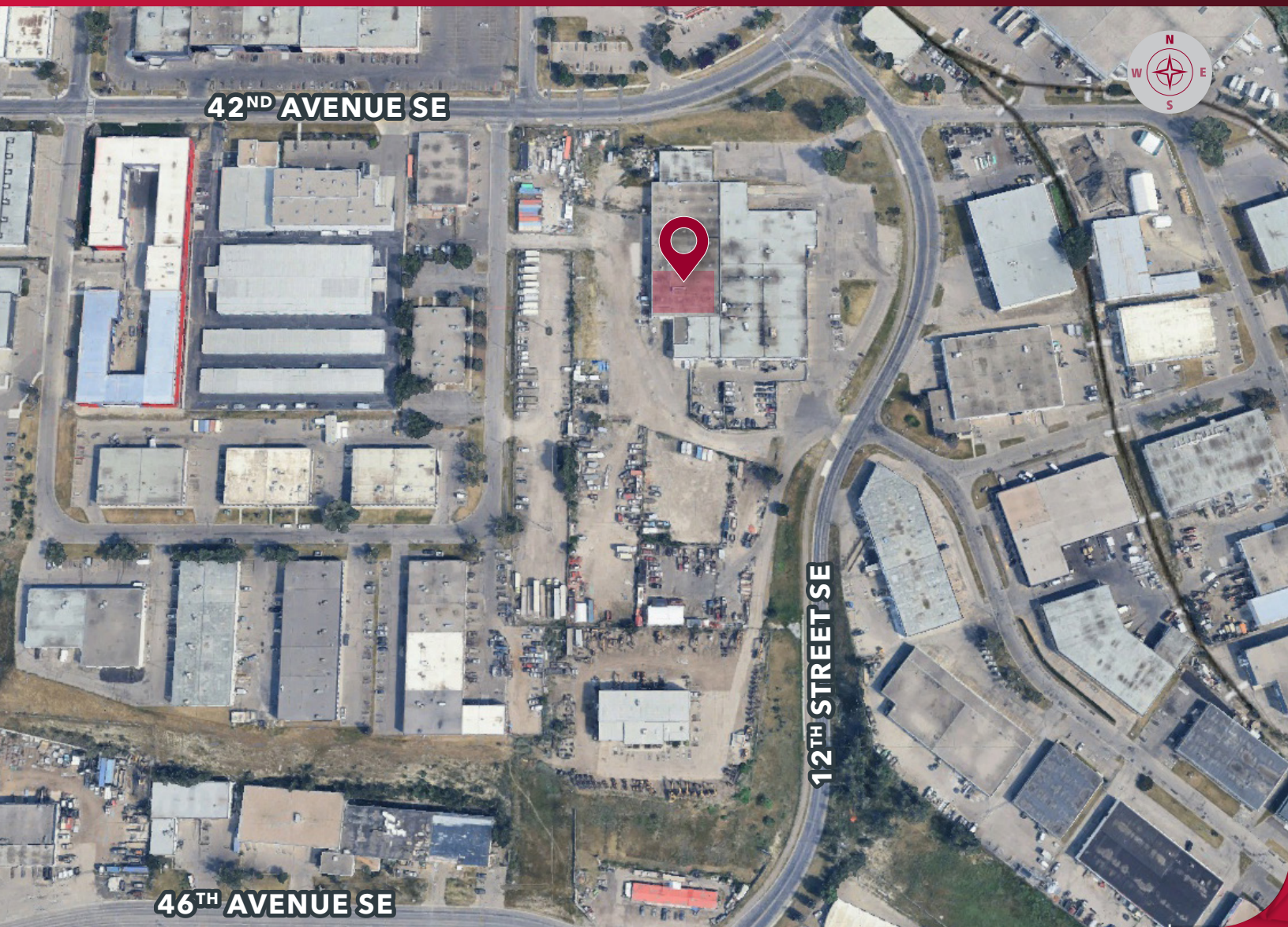
-  Bay F – Subject Premises (±10,200 SF)
-  Building 1201
-  Adjacent building
-  Surface parking

Site plan is illustrative, approximate and not to scale.

FLOOR PLAN



LOCATION



CONTACT US

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