

FOR LEASE



1626 - 115th Avenue NE, Unit 106, Calgary, AB
10,990 sq. ft. with freezer and cooler



Cooler &
Freezer



Dock and
Drive-In Loading



26' clear
height

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PROPERTY DETAILS

AVAILABLE AREA:

Office:	+/-	1,243 sq. ft.
Warehouse:	+/-	9,332 sq. ft.
Freezer:	+/-	208 sq. ft.
Cooler:	+/-	207 sq. ft.
Total:	+/-	10,990 sq. ft.

NET LEASE RATE:

\$16.50 per sq. ft. per annum
(with escalations)

OPERATING COSTS:

\$7.27 per sq. ft. per annum

AVAILABLE:

60 days notice

DISTRICT:

Stoney Industrial

ZONING:

IG (Industrial General)

YEAR BUILT:

2014

CEILING HEIGHT:

26' clear (warehouse)
13'11" (cooler)
13'2" (freezer)

ELECTRICAL:

200 amp, 600 volt, 3 phase (TBV)

LOADING:

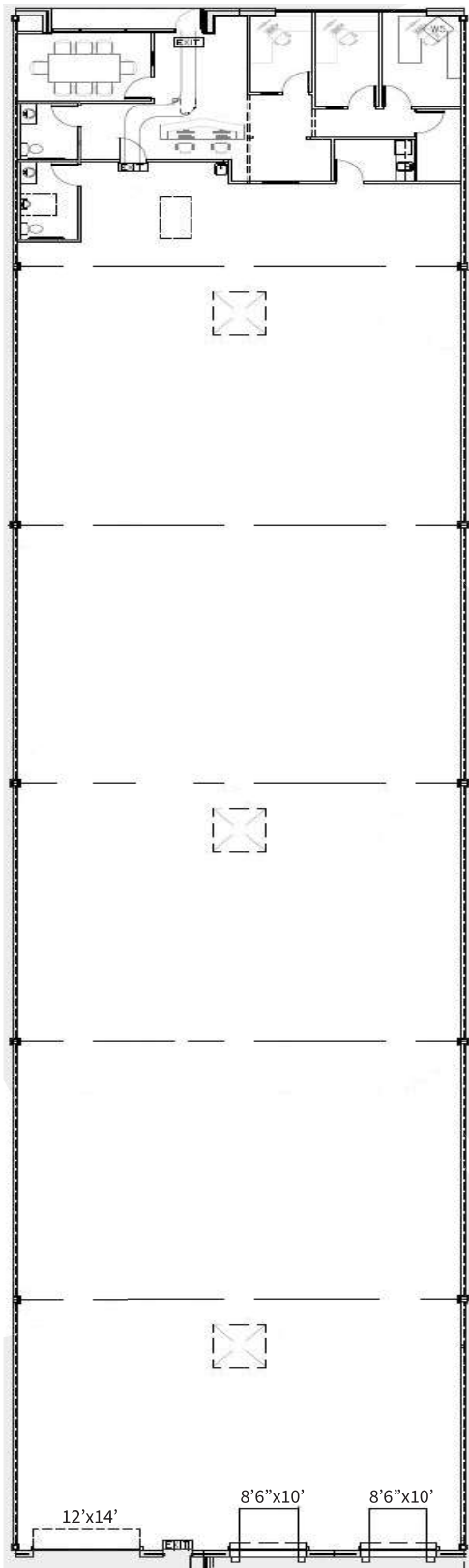
1 - 12' x 14' drive-in door
2 - 8'6" x 10' dock doors

COMMENTS:

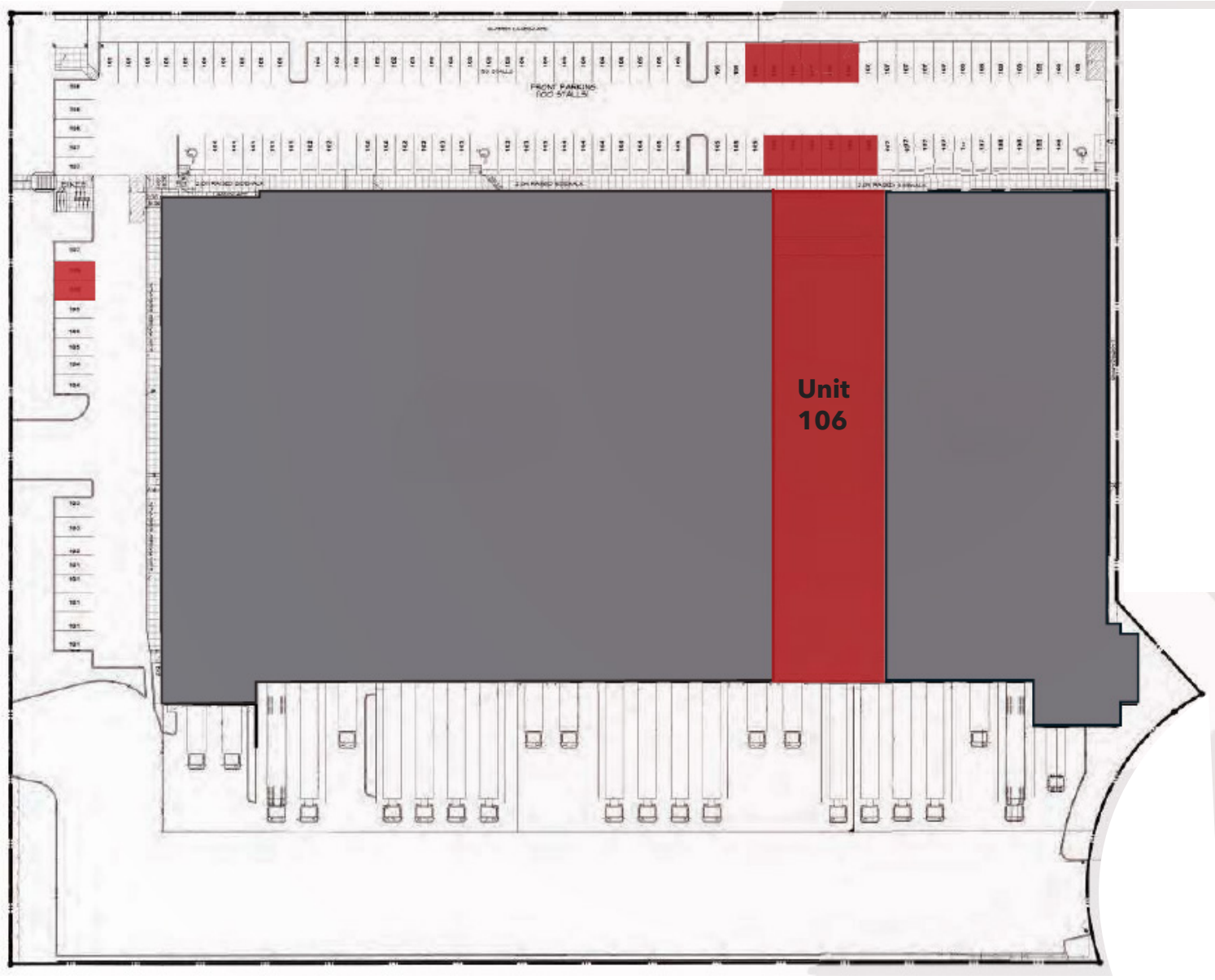
- > ESFR sprinklered
- > Overhead unit heater
- > 14 reserved parking stalls
- > Freezer & cooler included with property
- > Large trucking marshalling court
- > Extremely close proximity to Calgary International Airport



FLOOR PLAN



SITE PLAN



LOCATION



CONTACT US



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