FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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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5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

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~~
$15.00 per sq. ft. per annum
(with escalations)

OPERATING COSTS:
$7.27 per sq. ft. per annum

AVAILABLE:
60 days notice

DISTRICT:
Stoney Industrial

ZONING:
I-G (Industrial General)

YEAR BUILT:
2014

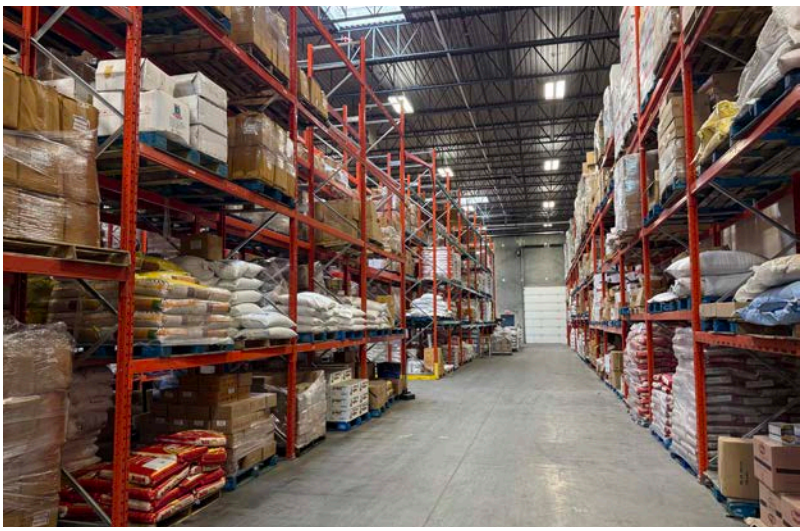
CEILING HEIGHT:
26' clear (warehouse)
13'11" (cooler)
13'2" (freezer)

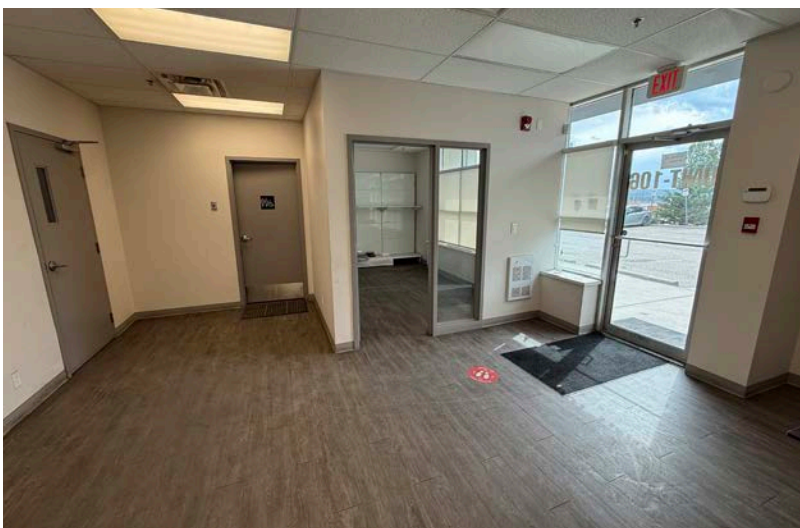
ELECTRICAL:
200 amp, 600 volt, 3 phase (TBV)

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

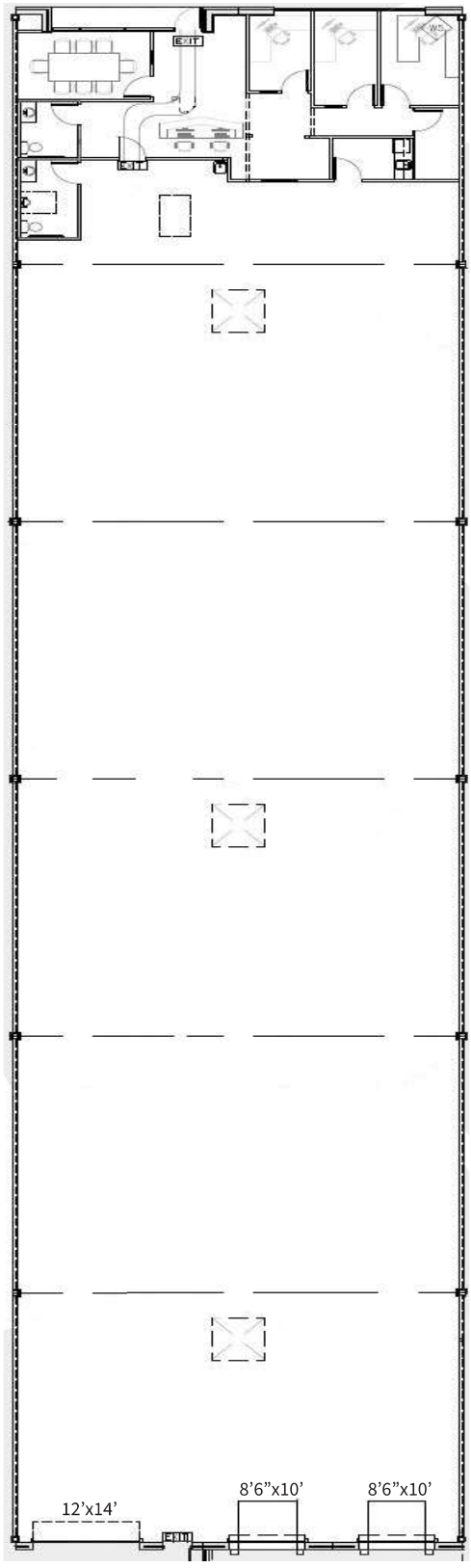
COMMENTS:

- ESFR sprinklered
- Racking can be included at no additional cost
- Overhead unit heater
- 14 reserved parking stalls
- Freezer & cooler can be included or removed
- Large trucking marshalling count
- Extremely close proximity to Calgary International Airport

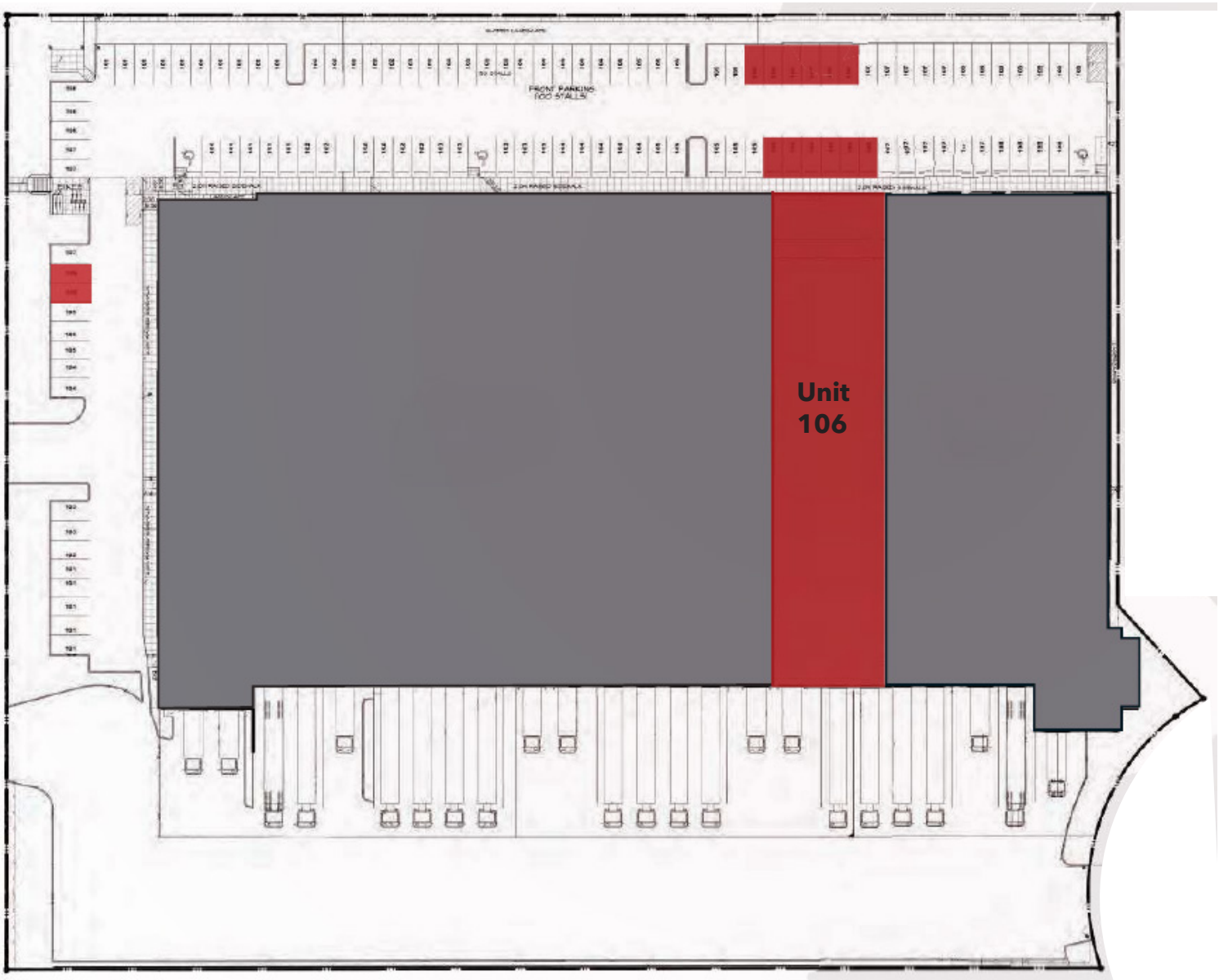




FLOOR PLAN



SITE PLAN



LOCATION

CONTACT US

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