

FOR LEASE

INDUSTRIAL OFFICE/WAREHOUSE

10905 - 48th Street SE

Unit 117, Calgary, Alberta

Property Owned By:



9,800 sf
AVAILABLE



PROPERTY INFORMATION

AVAILABLE AREA:	Office:	801 square feet
	Warehouse:	8,999 square feet
	TOTAL:	9,800 square feet

NET LEASE RATE: \$10.50 per sq. ft.

OP. COSTS: \$3.23 per sq.ft. (2014 estimate)

TERM: 5 years or greater

AVAILABLE: March 1st, 2014

ZONING: I-G (Industrial General)

COMMENTS:

- Dock and drive-in loading;
- Telus fibre optic service available;
- 28' clear ceiling height;
- Clear span warehouse (no columns);
- Double row parking in front.

LOCAL
EXPERTISE
MATTERS

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:
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Casey Stuart • cstuart@barclaystreet.com • c: 403-828-8669

117, 4950 106 Avenue SE, Calgary, Alberta T2C 5E9



BUILDING INFORMATION

YEAR BUILT:
2008

LOADING:
1 - 8' x 10' dock door with manual leveler
1 - 12' x 14' drive-in door with asphalt ramp
1 - 8' x 10' dock knockout available

CEILING HEIGHT:
28' clear

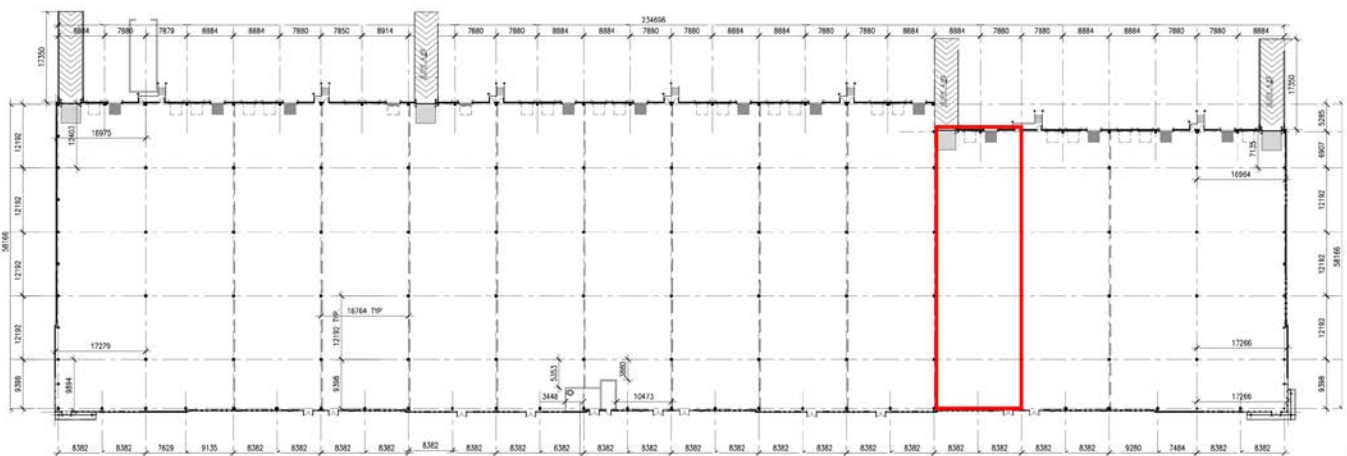
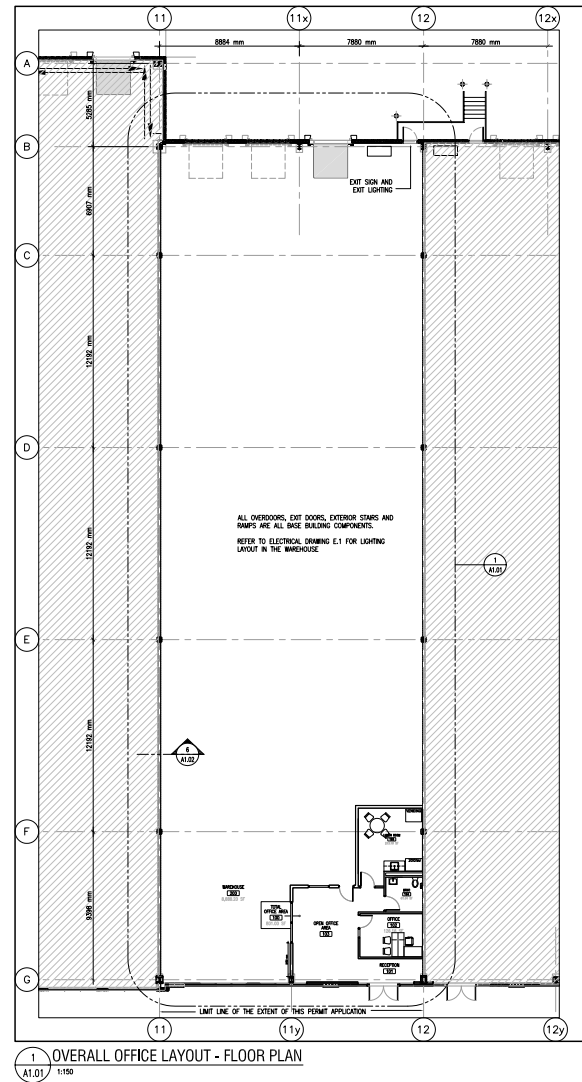
LIGHTING:
Metal halide

ELECTRICAL:
100 Amp, 600 Volt, 3 phase service

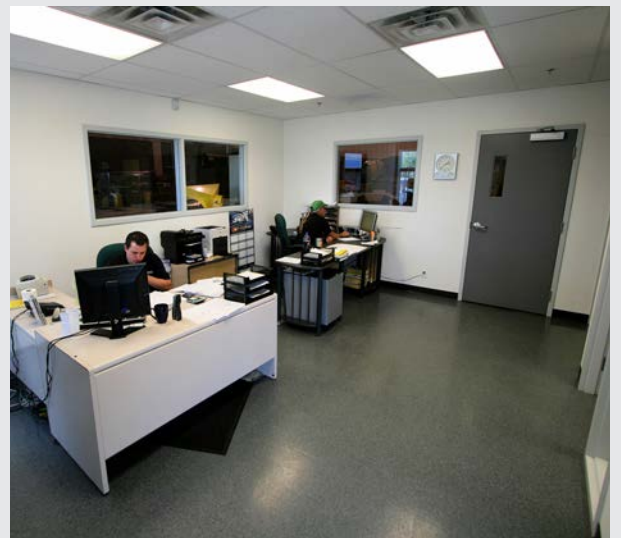
HEATING:
Warehouse: Gas Fired Overhead unit heaters
Office: HVAC units

LOADING DEPTH:
120'

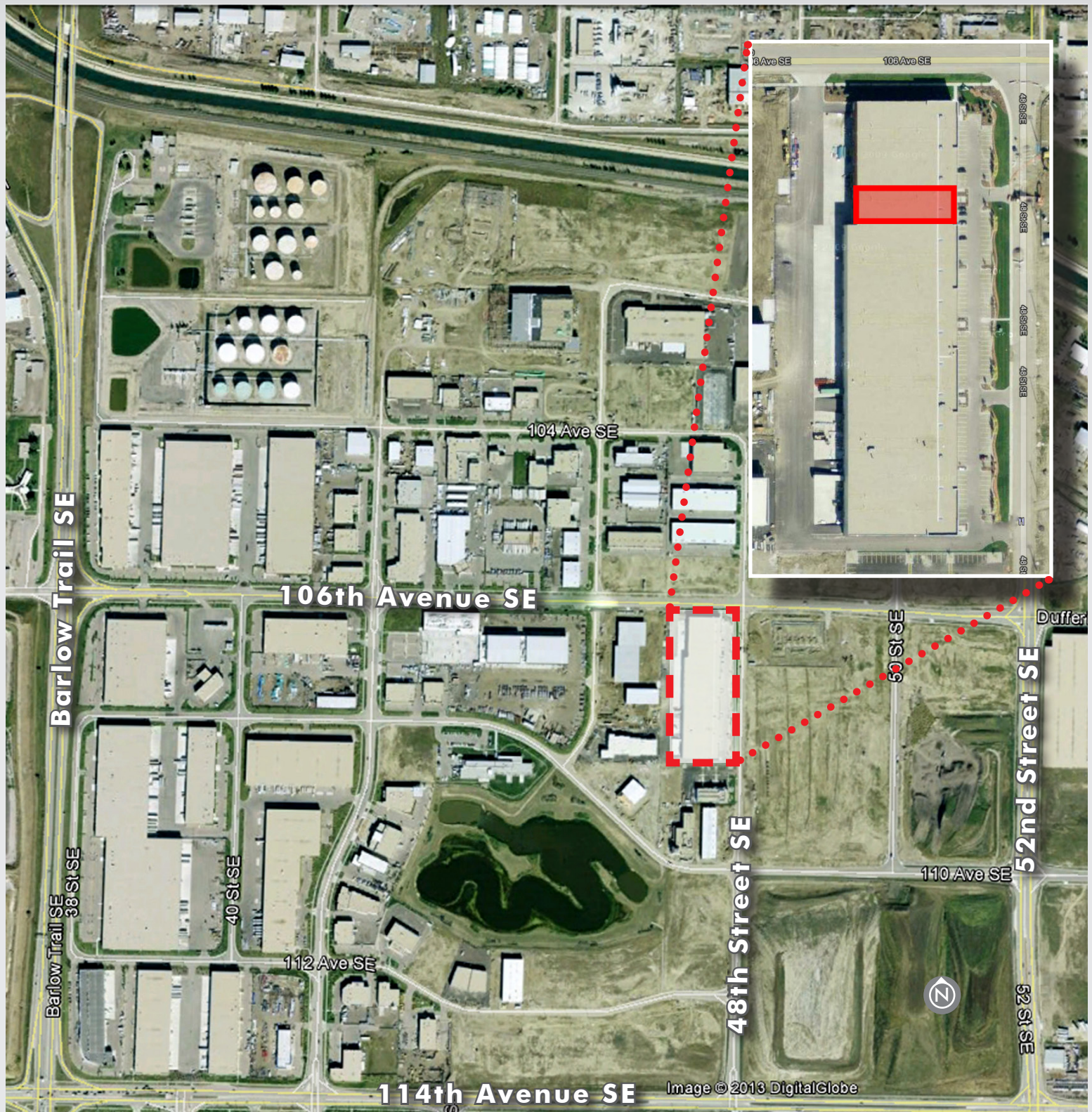
OFFICE:
Consists of reception area, 1 private office, washroom and a lunchroom



Photos



Aerial View



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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