

FOR LEASE

INDUSTRIAL OFFICE/WAREHOUSE

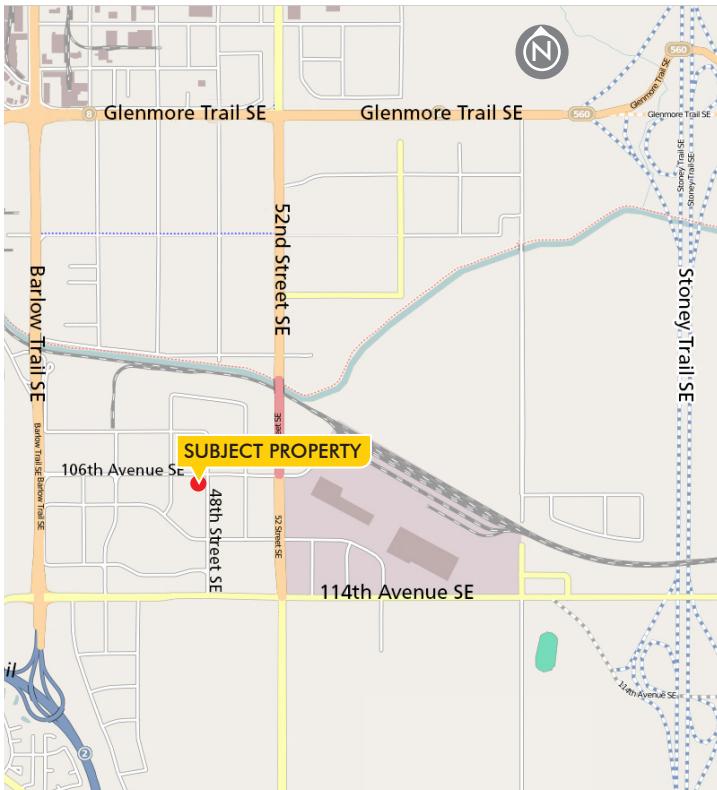
10905 - 48th Street SE

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:	<ul style="list-style-type: none">- Dock and drive-in loading;- Telus fibre optic service available;- 28' clear ceiling height;- Clear span warehouse (no columns);- Double row parking in front.

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FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:
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117, 4950 106 Avenue SE, Calgary, Alberta T2C 5E9


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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

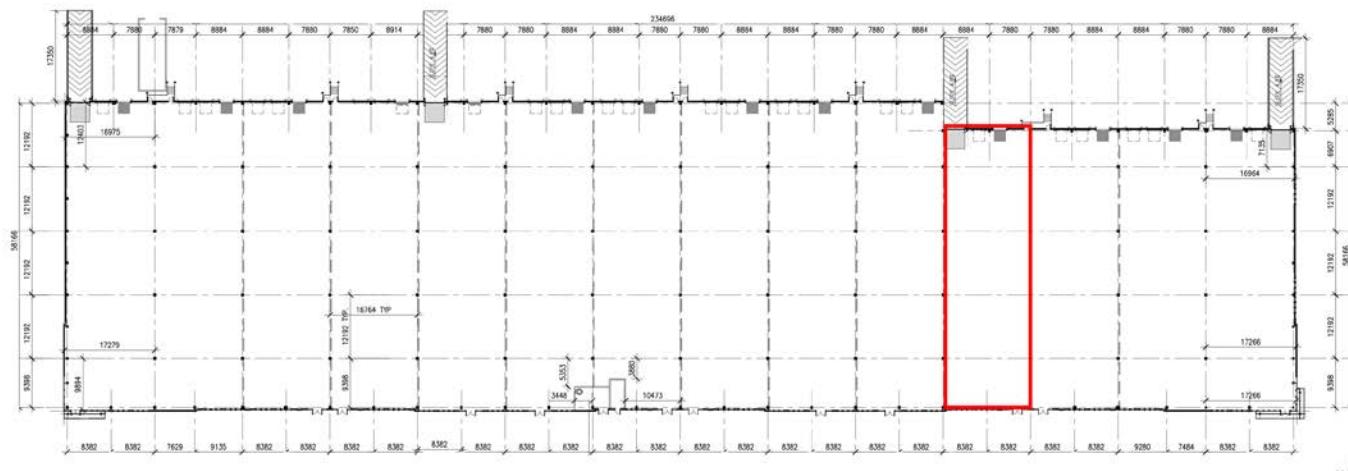
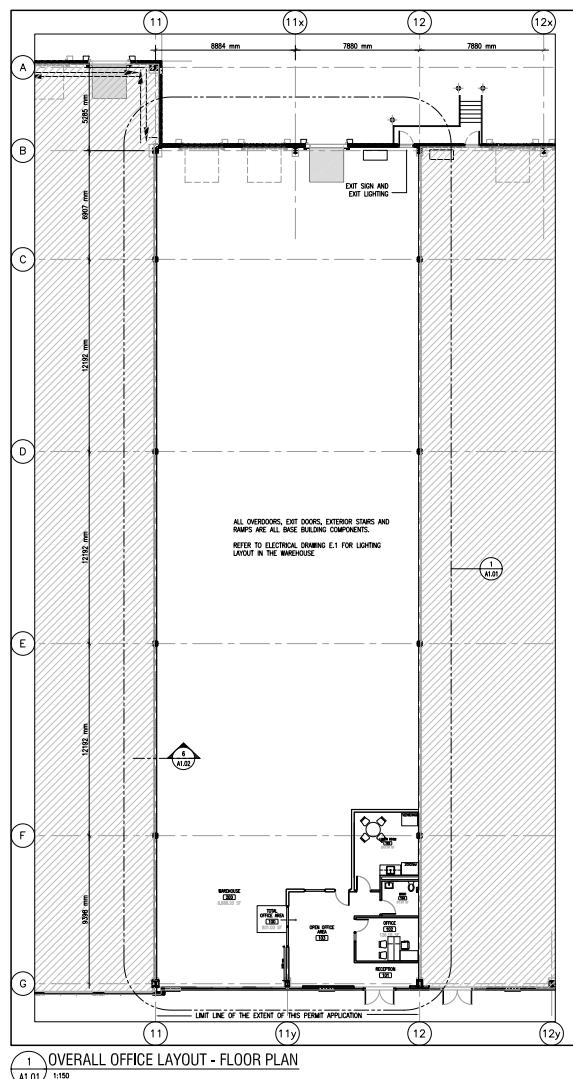
Office: HVAC units

LOADING DEPTH:

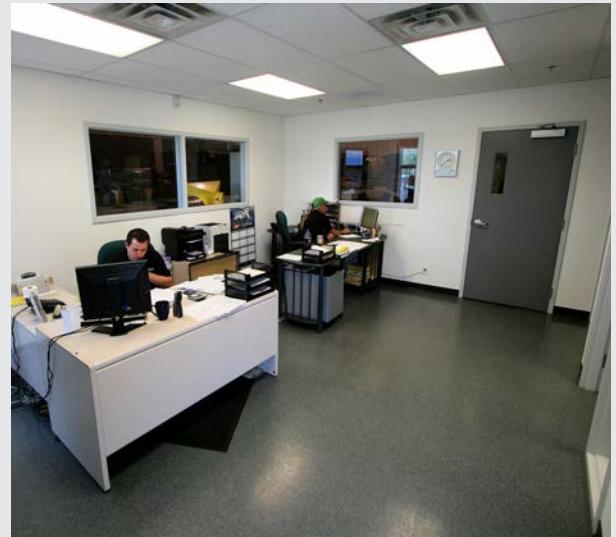
120'

OFFICE:

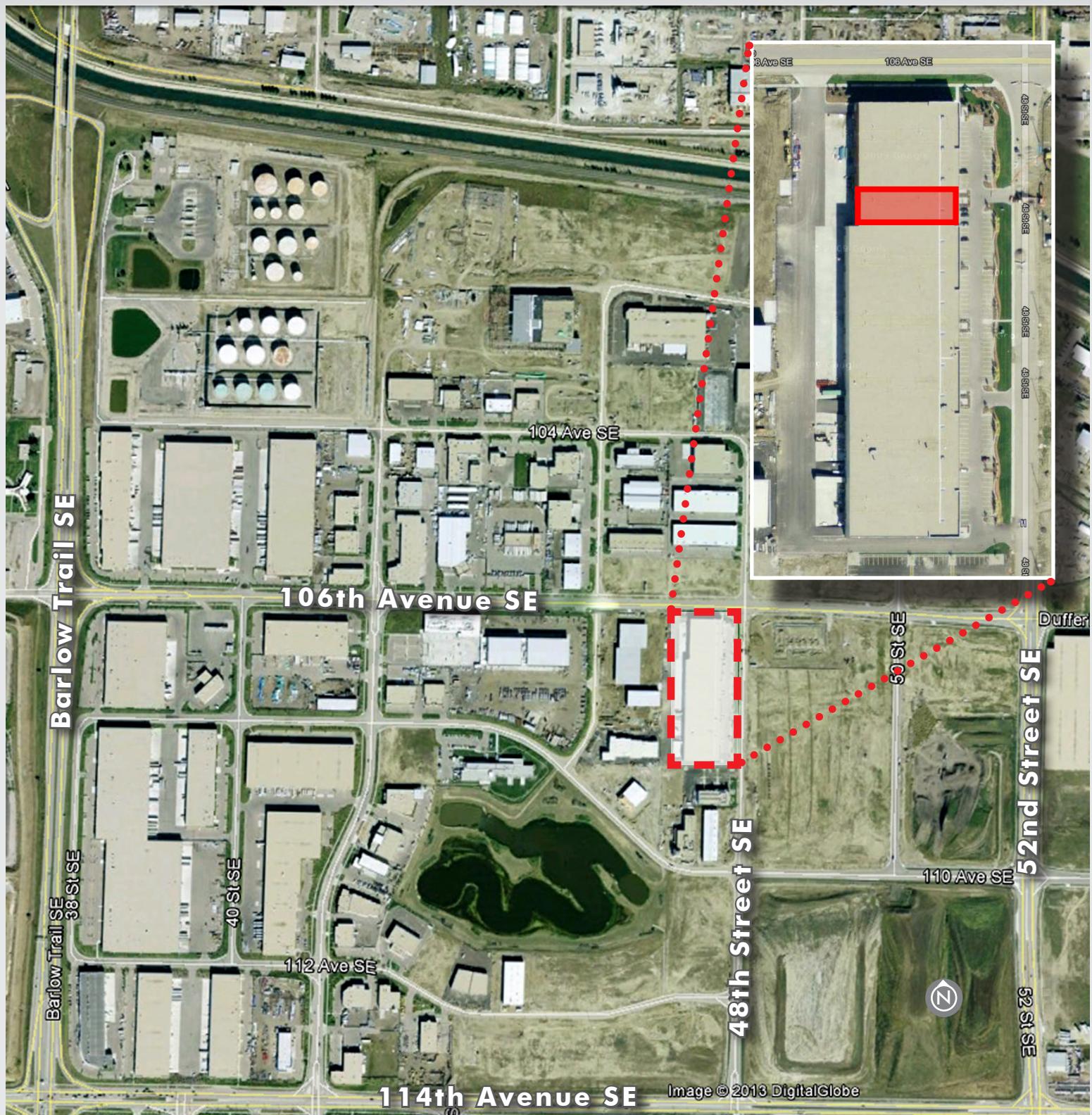
Consists of reception area, 1 private office, washroom and a lunchroom



Photos



Aerial View



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