

# FOR LEASE

9,409 Sq.Ft.



**BARCLAY  
STREET**  
REAL ESTATE

LOCAL EXPERTISE MATTERS



[WWW.BARLOWCENTREYYC.COM](http://WWW.BARLOWCENTREYYC.COM)

## INDUSTRIAL OFFICE | WAREHOUSE

8080 - 36th Street SE, Bays O & P

**DIRECT EXPOSURE  
TO BARLOW TRAIL**



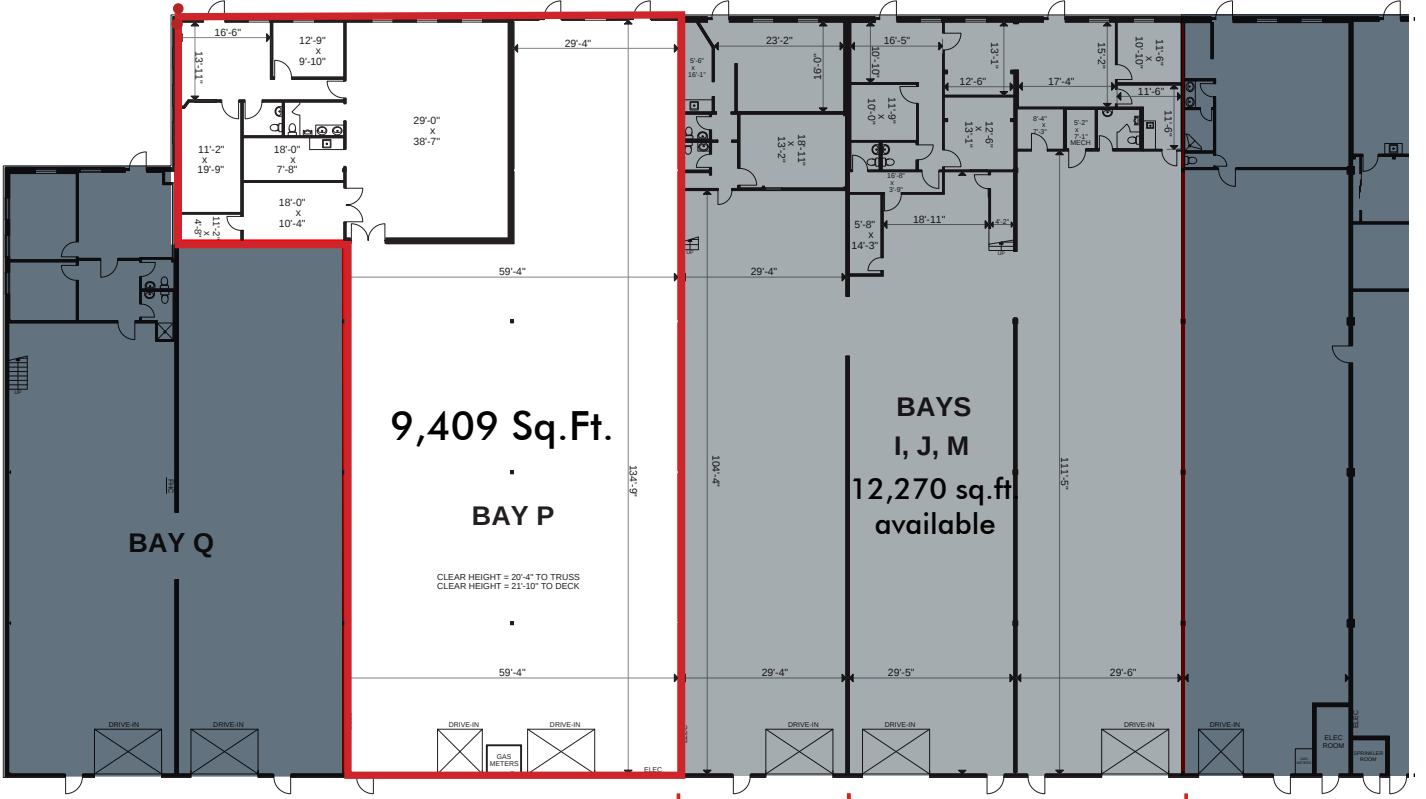
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## FLOORPLAN



**Demisable to  
4,100sf**

**Demisable to  
8,170sf**



**AVAILABLE AREA:** Office: 2,440 sq.ft.  
Warehouse: 6,969 sq.ft.  
TOTAL: 9,409 sq.ft.

**NET LEASE RATE:** \$9.25 per square foot

**OP. COSTS:** \$4.18 per square foot (for 2019)

**TERM:** Negotiable

**AVAILABLE:** Immediately

**CEILING HEIGHT:** 20' clear

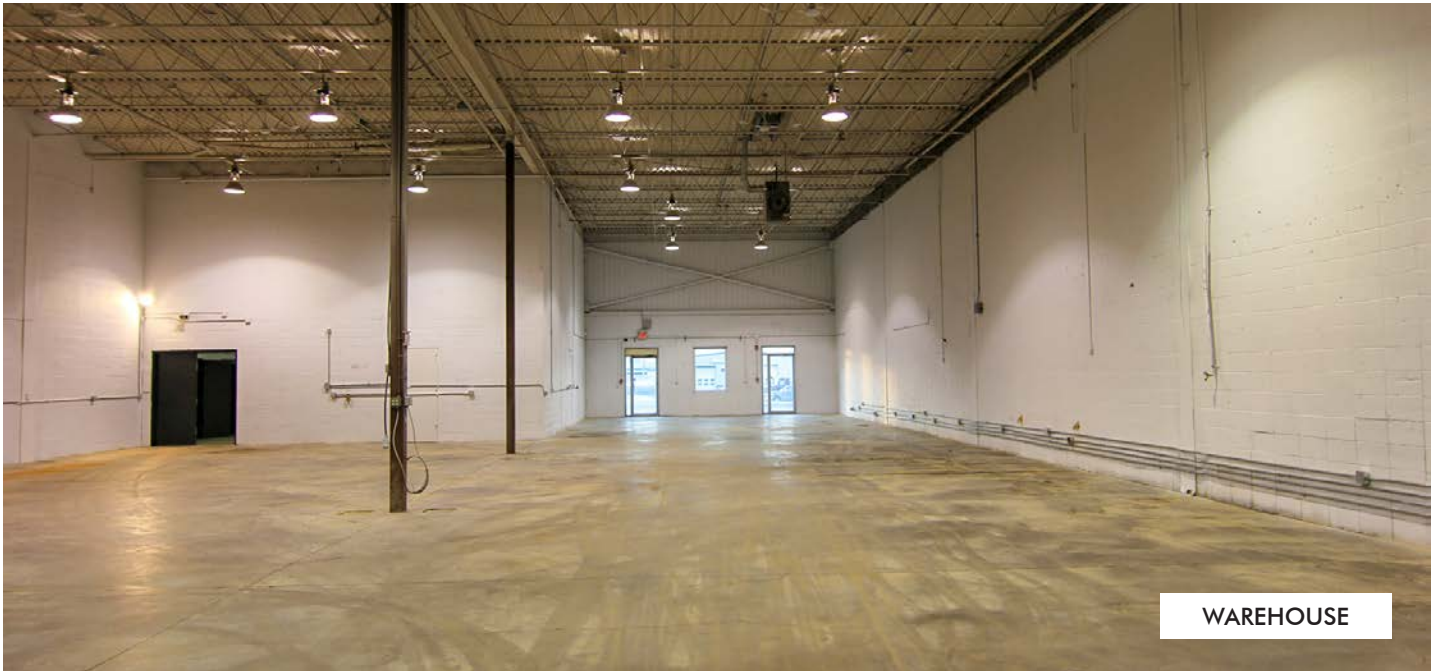
**ELECTRICAL:** 200 amp, 120/208 volt, 3 phase TBV  
PLUS  
200 amp, 120/347 volt, 3 phase TBV

**ZONING:** I-G (Industrial General)

**LOADING:** 1 - 12' x 14' drive-in door  
1 - 8' x 10' drive-in door

- › NEW LED warehouse lighting
- › Future fenced storage yard
- › Building to undergo exterior painting upgrade
- › Former woodworking shop
- › Adjacent 12,270 sq.ft. also available for total contiguous space of 21,679 sq.ft.

## PROPERTY PHOTOS



WAREHOUSE



RECEPTION



KITCHENETTE



OPEN OFFICE



WAREHOUSE

## LOCATION



## CONTACT US

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