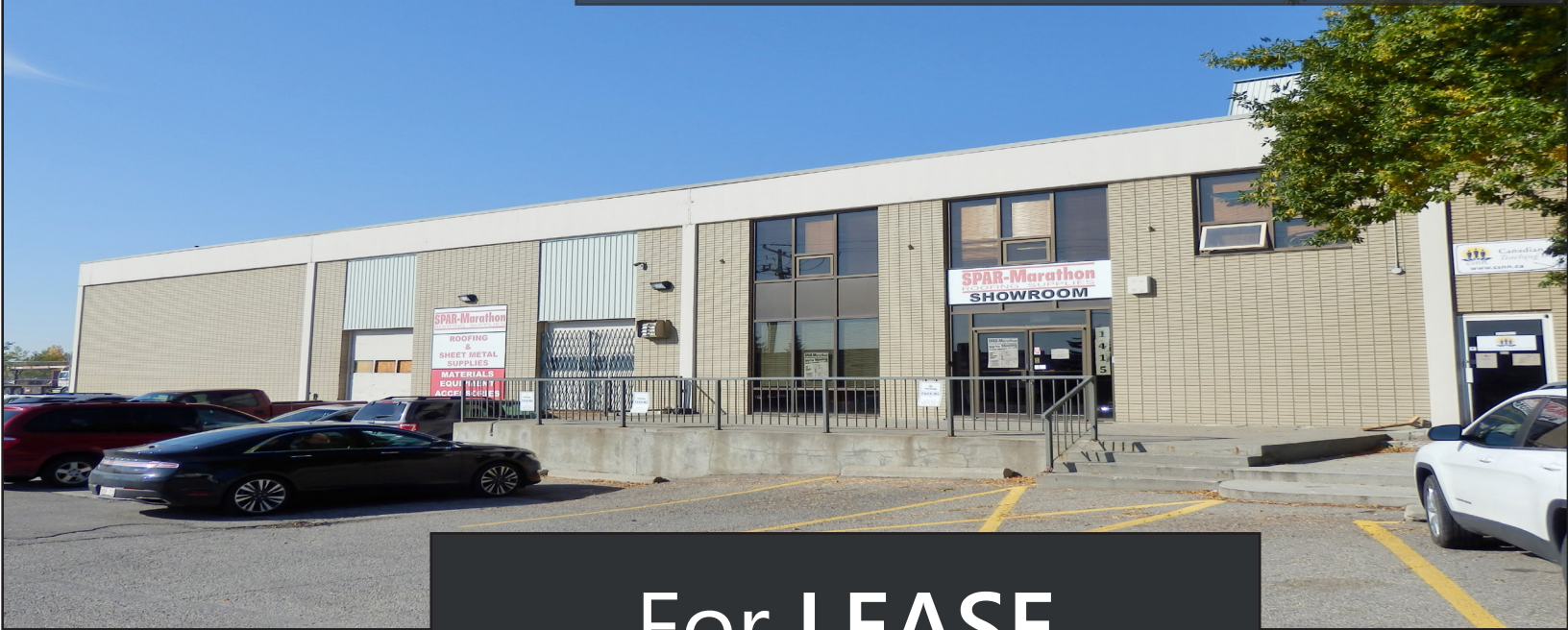


1415 28 Street NE



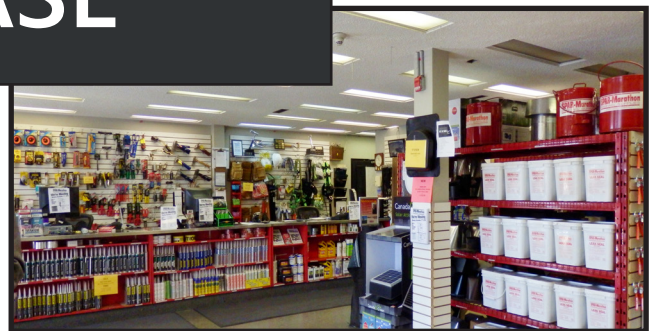
For LEASE

Property Features

Total Size: 21,163 sq.ft.
Showroom: 1,596 sq.ft.
Warehouse: 18,297 sq.ft.
Mezzanine Storage: 517 sq.ft.
Second Floor Office: 753 sq.ft.
Yard: 2 Acres (approximately)- **private, fenced, paved**
Loading: 2 Dock Loading Doors
2 Drive-In Doors
Power: TBV
Ceiling: 19' under truss
Zoning: I-G
Parking: 15 Assigned Stalls
Features: Sump

Asking Rate: \$15.00/sq.ft.
Op Costs: \$7.33/sq.ft.

Location: Meridian- Easy access to major routes such as:
Trans Canada Highway, Barlow Trail, 36 St NE,
Deerfoot Trail, Memorial Drive



CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6
403-291-0425 www.cmsrealestateltd.com



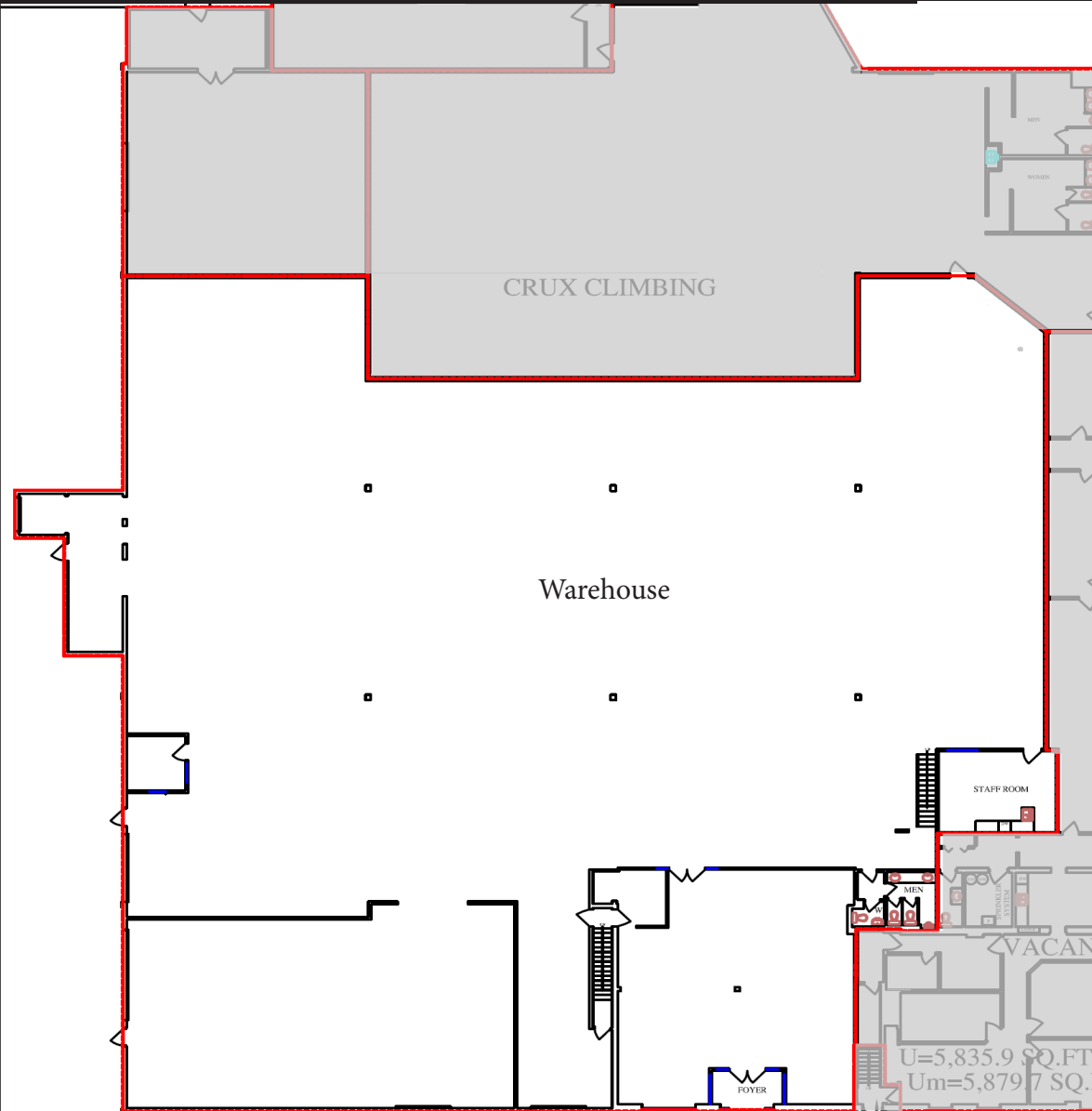
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gm@cmsrealestateltd.com

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gmjr@cmsrealestateltd.com

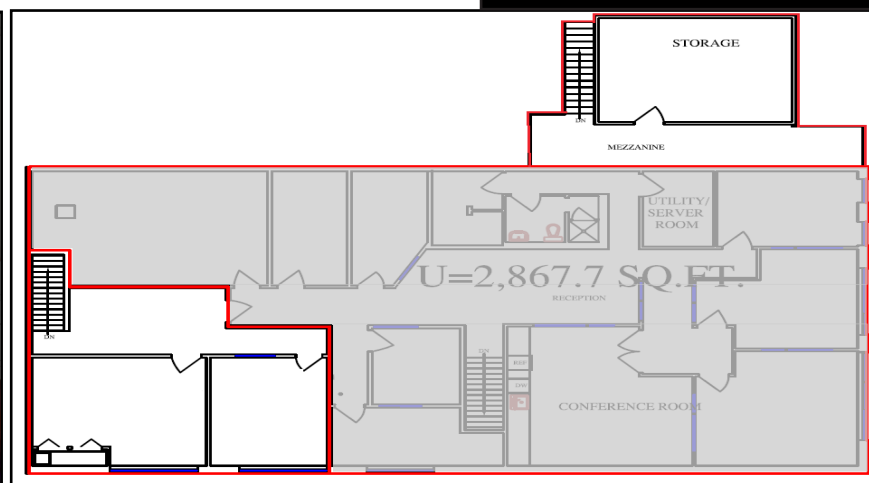
Jessica Macdonald - Associate
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Main Floor Plan



Second Floor Plan



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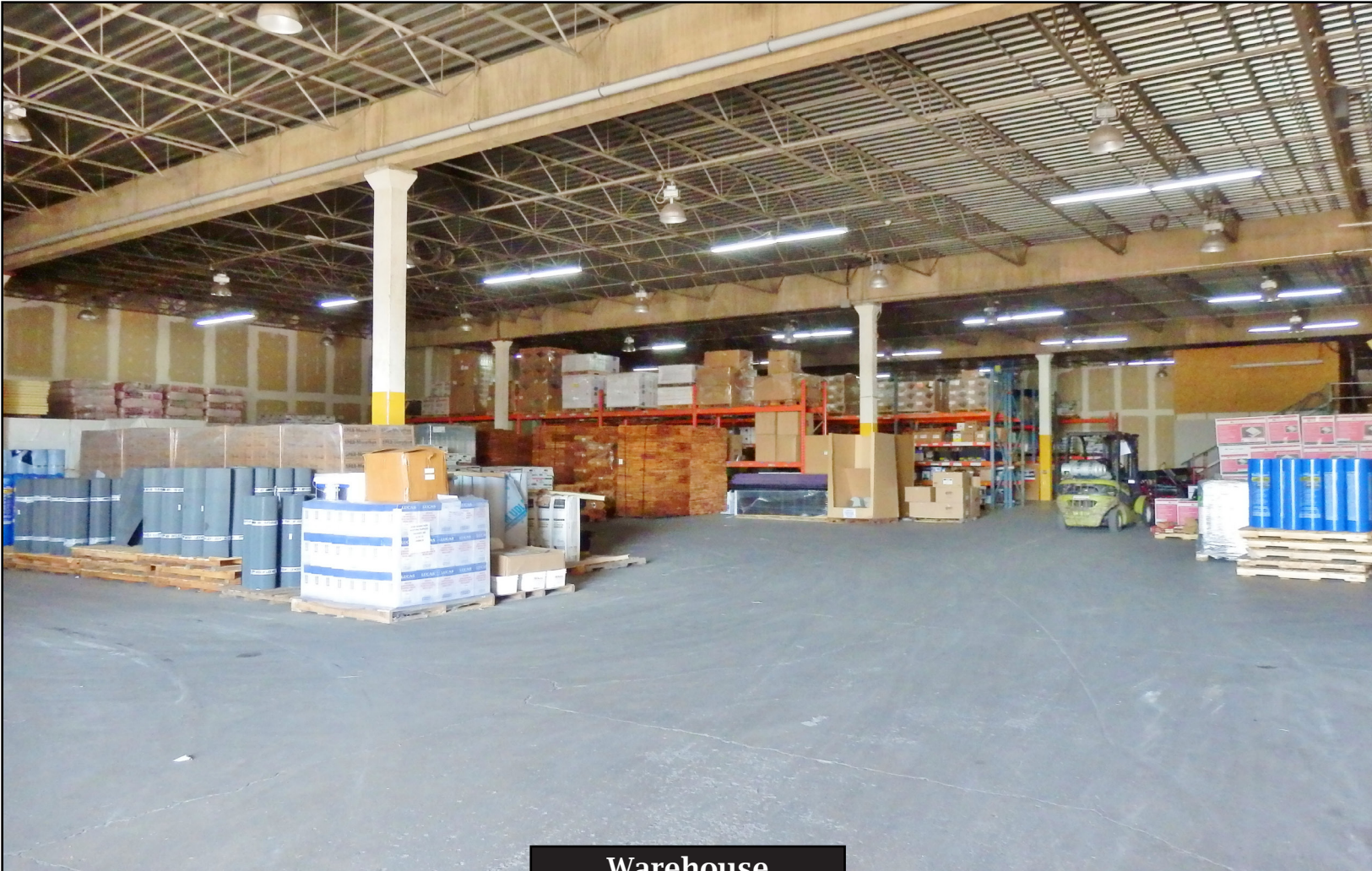
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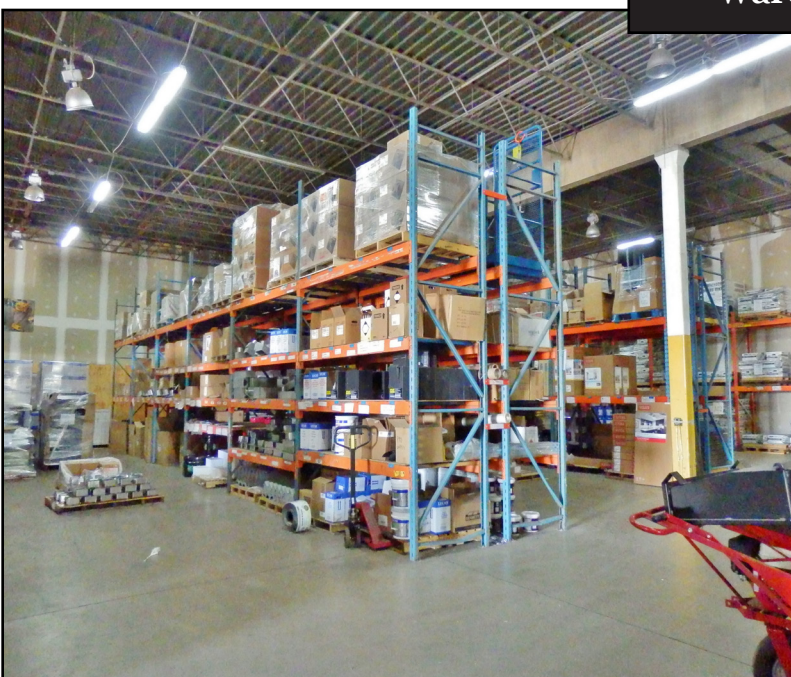
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Warehouse



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Yard



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