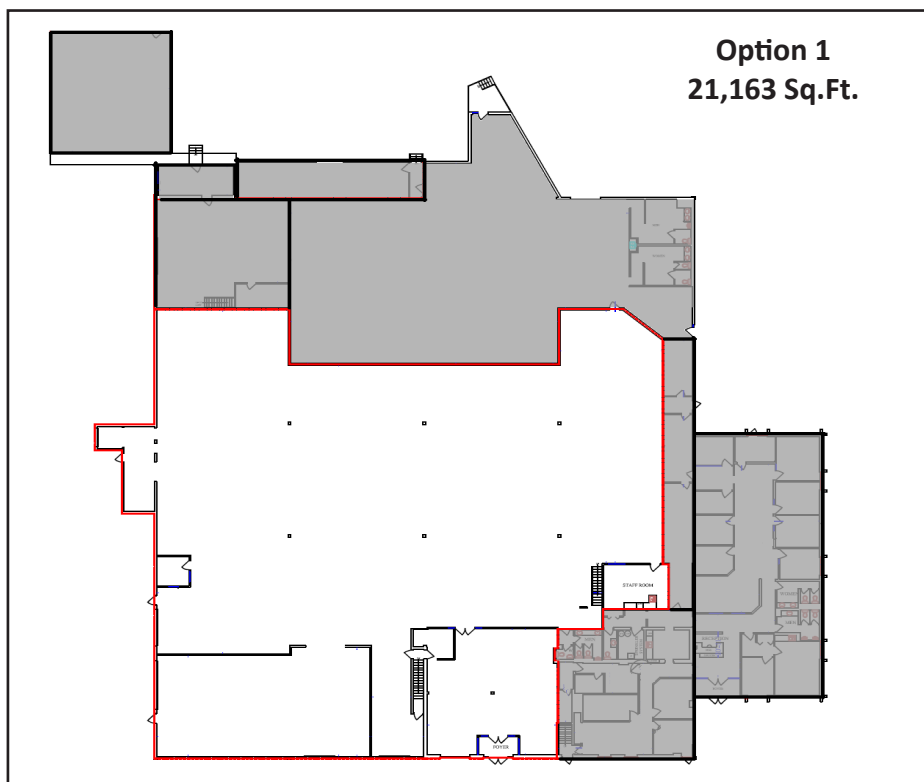


1415 28 Street NE



For LEASE

Warehouse and showroom with multiple configurations available and private, secured yard



Size:	21,163 Sq.Ft.
Warehouse:	18,297 Sq.Ft.
Showroom:	1,596 Sq.Ft.
2nd Floor Office:	753 Sq.Ft.
Mezz Storage:	517 Sq.Ft.
Loading:	2 Drive In 2 Dock Loading
Yard:	2 Acres Approx. Private, Fenced, Paved
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.

CMS Real Estate Ltd.

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



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1415 28 Street NE

Option 2
6,794 Sq.Ft.

Size: 6,794 Sq.Ft.
Loading: 1 Dock Loading
Power: TBV
Zoning: I-G
Parking: 12 Assigned Stalls Approximately

Currently set up as a climbing center, but can be restored to office or warehouse space

Asking Rate: \$11.00/sq.ft.
Op. Costs: \$6.06/sq.ft.



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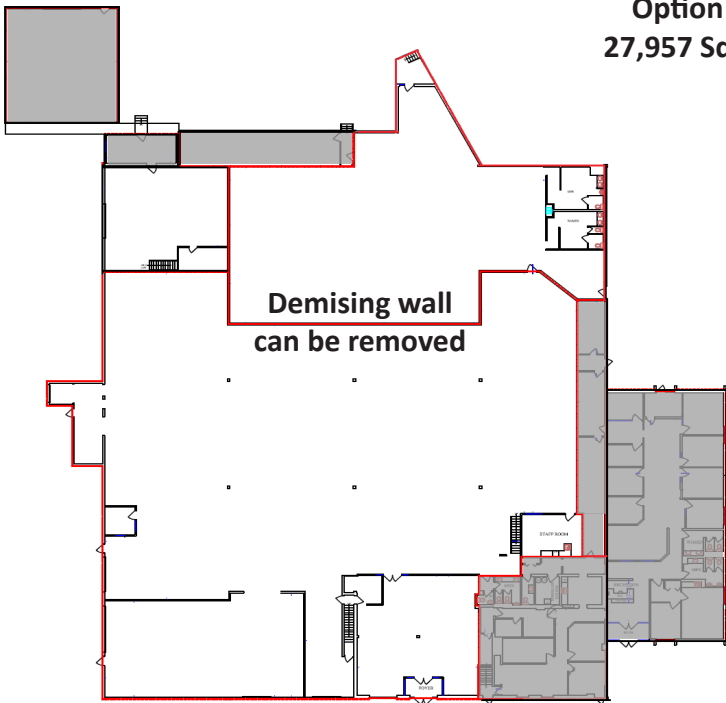
jessica@cmsrealestateltd.com

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1415 28 Street NE

Option 3 27,957 Sq.Ft.



Size:	27,957 Sq.Ft.
Warehouse:	25,091 Sq.Ft.
Showroom:	1,596 Sq.Ft.
2nd Floor Office:	753 Sq.Ft.
Mezz Storage:	517 Sq.Ft.
Loading:	2 Drive In 3 Dock Loading
Yard:	2 Acres Approx. Private, Fenced, Paved
Power:	TBV
Ceiling:	19' Under Truss
Zoning:	I-G
Parking:	27 Assigned Stalls Approximately
Features:	Sump
Asking Rate:	\$15.00/sq.ft.
Op. Costs:	\$7.33/sq.ft.



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