

260 Exploration Ave SE



For SALE or LEASE

Property Features

Total Main Floor:	10,571 sq.ft.
Warehouse Area:	8,921 sq.ft.
Office Area:	1,650 sq.ft. (optional office build out)
2nd Floor Office:	1,650 sq.ft. (optional)
Yard:	+/- 0.5155 acres of privated fenced yard storage
Parking:	14 stalls per building
Loading:	4 Drive-In Doors
Power:	400 Amp
Heating:	Forced Air, HVAC
Options:	Make up air unit, Sumps, Crane Capable
Asking Rate:	\$13.00/sq.ft.
Op. Costs:	TBV
Asking Price:	\$2,319,000
Condo Fees:	\$1.67/sq.ft.
Property Taxes:	TBV
Location:	Shepard Industrial Park- corner of Exploration Ave & Industry Way



CMS Real Estate Ltd.

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



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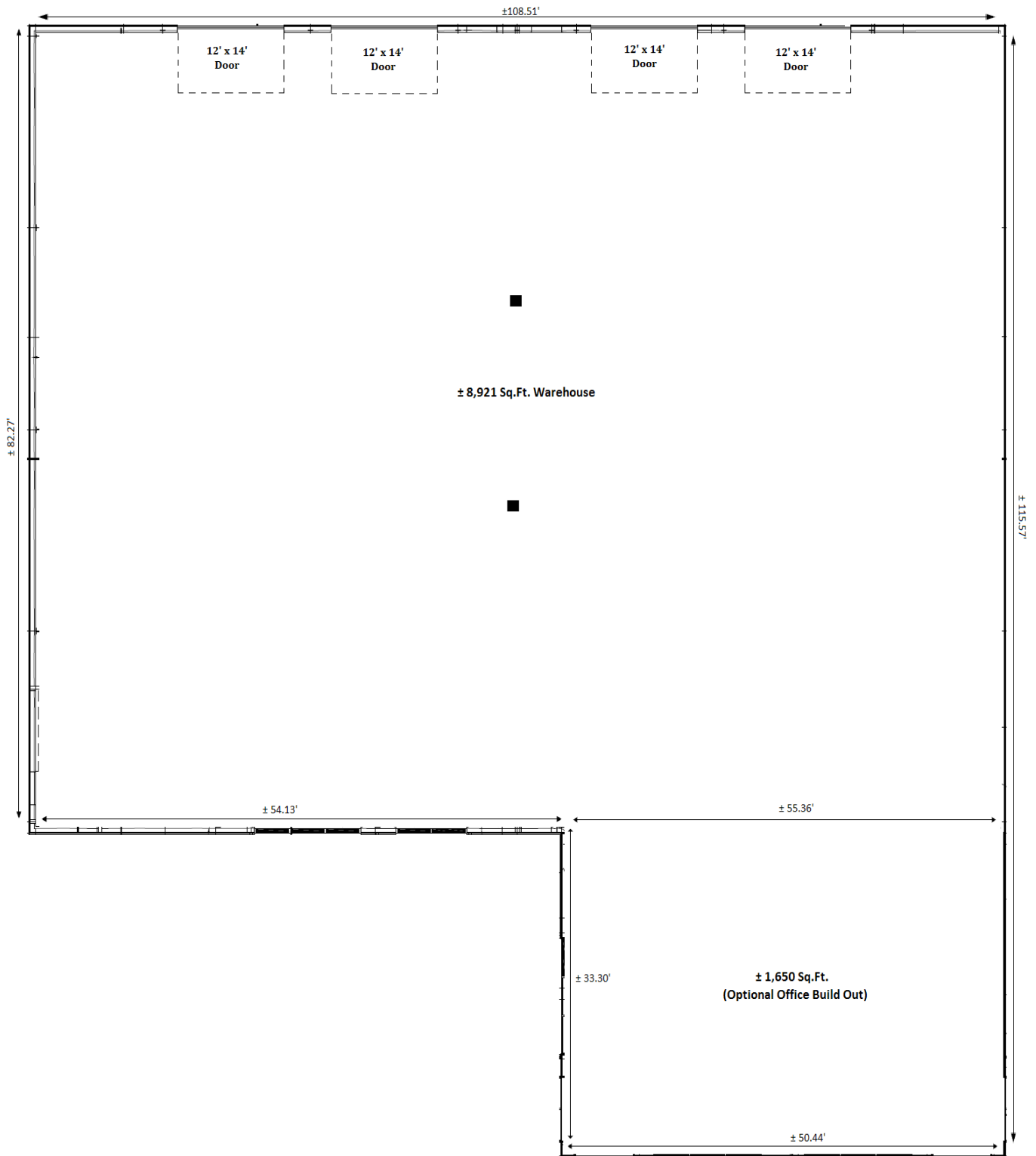
Jessica Macdonald - Associate

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"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice."
The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.

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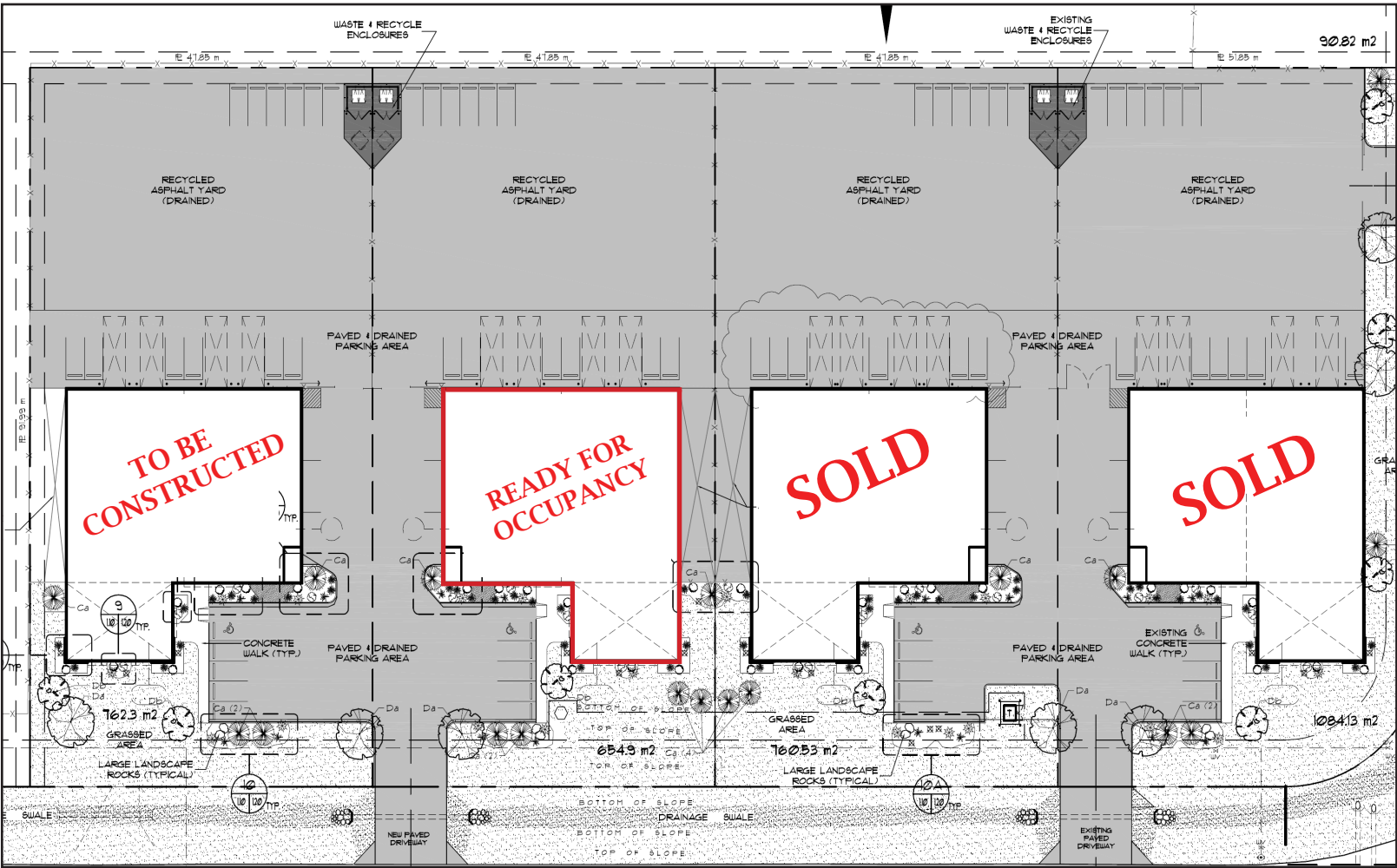
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