

FOR SALE/LEASE

10,695 SF +/-
INDUSTRIAL BAYs



1117, 1185, 1193, 8800 VENTURE AVE SE
CALGARY, AB

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136 - 17 Avenue NE, Calgary, AB



PROPERTY OVERVIEW

\$2,150,000/LEASE \$14.00/SF

Property Overview

■ Location:	Shepard Industrial Park	■ Zoning:	DC-56
■ Total Area:	10,695 SF +/-	■ Possession:	Immediately
■ Warehouse:	7,180 SF +/-	■ Year Built:	2008
■ Office:	3,515 SF +/-	■	
■ Ceiling Height:	22" clear	■	
■ Loading:	3 - 16' x 14' DI door		
■ Lease Rate:	\$14.00/SF		
■ Op Costs:	\$5.97/SF		
■ Power:	200 Amp (TBV)		

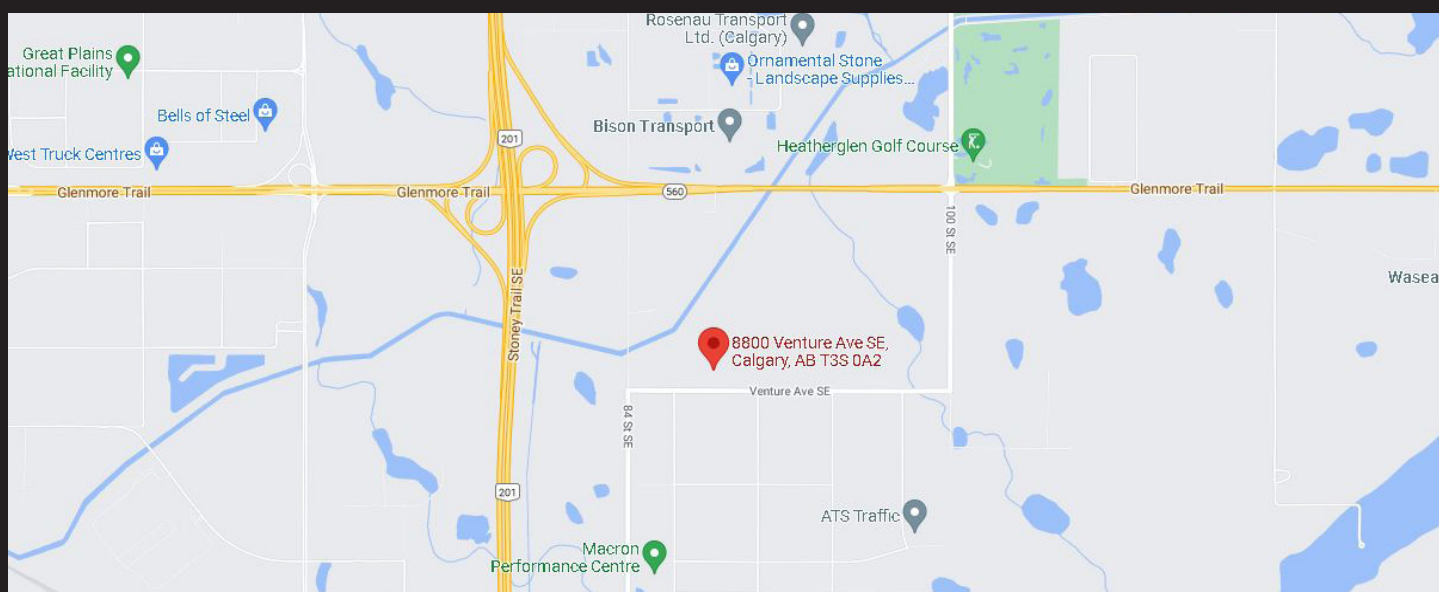
Property Features

- Includes 6,000 SF fenced yard
- End unit with gated yard for additional storage
- Radiant tube heaters in shop bays with makeup air system
- Excellent access to Glenmore Trail and Stoney Trail with direct access to 84th Street

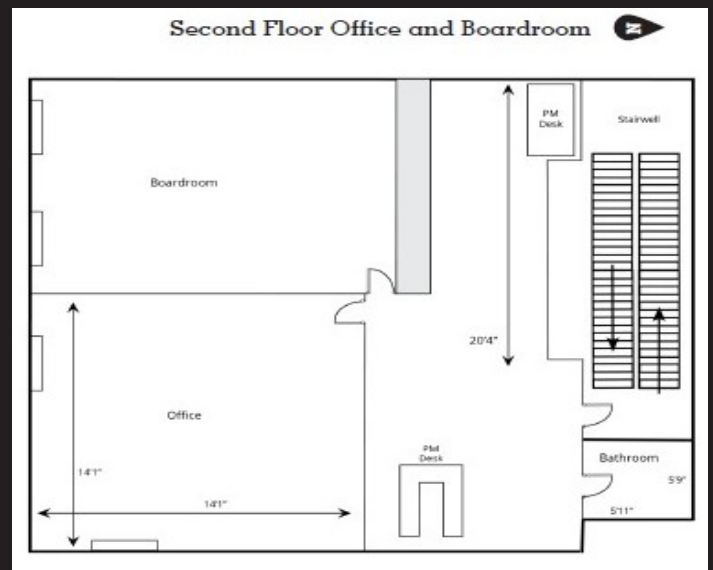
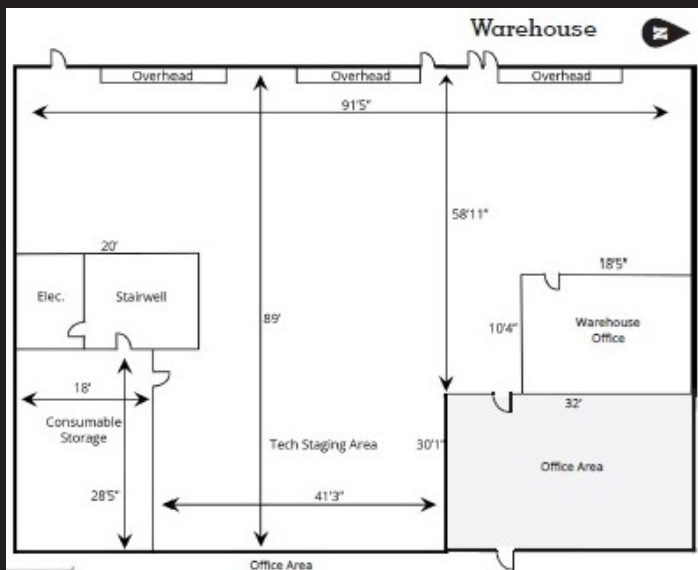
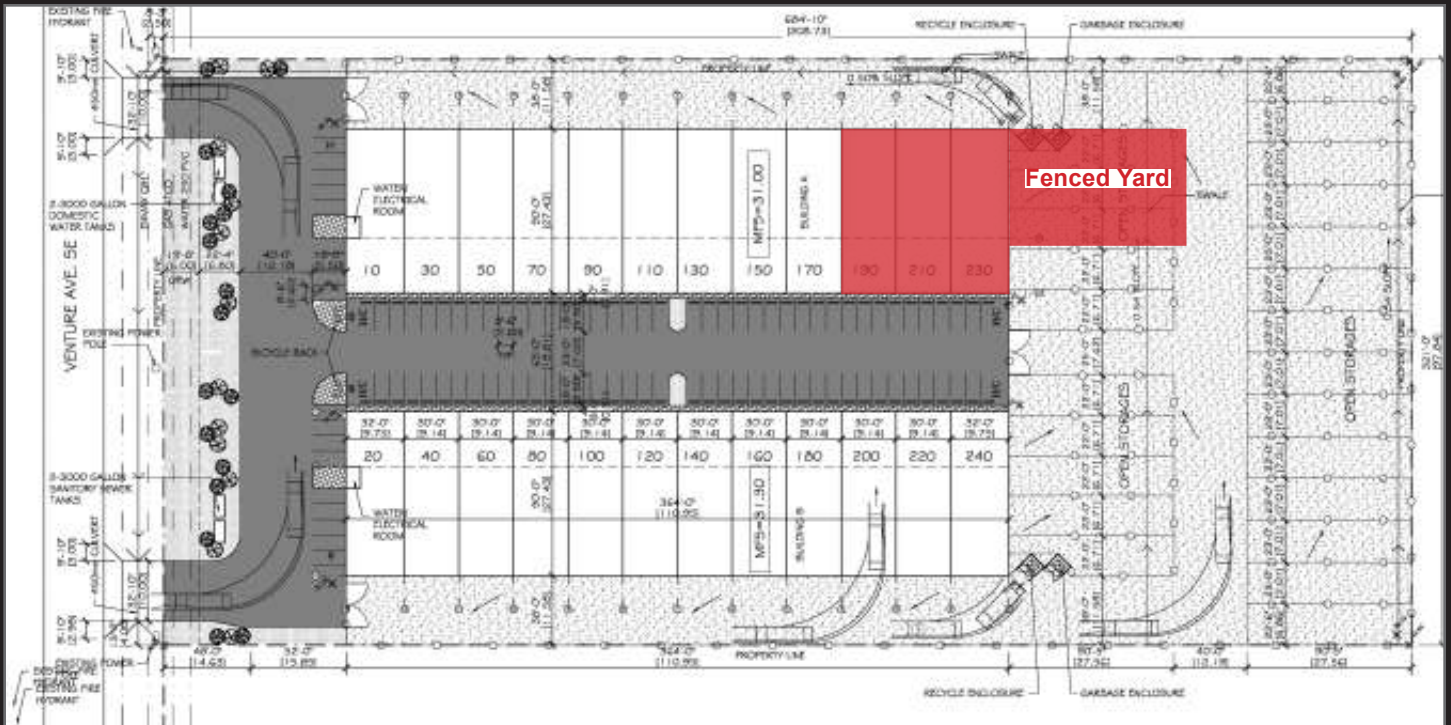
PROPERTY PHOTOS



PROPERTY PHOTOS



SITE/FLOOR PLANS



Floor plans are representative, and are not exactly to scale

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