

# FOR LEASE

**2,010 SF**  
INDUSTRIAL CONDO



## **BAY 6, 3610 - 29 STREET NE** CALGARY, AB

**Julie Stefan, Associate**  
403-804-1399 | [jstefan@royalpagecommercial.com](mailto:jstefan@royalpagecommercial.com)

**Royal LePage® Solutions, Brokerage**  
205, 264 Midpark Way SE, Calgary, AB  
Independently Owned & Operated

**John Hamilton, Associate**  
403-815-9041 | [hamilton.calgary49@gmail.com](mailto:hamilton.calgary49@gmail.com)

**CMS Real Estate Ltd, Brokerage**  
136 - 17 Avenue NE, Calgary, AB

# PROPERTY OVERVIEW

## \$3,500/MTH

### Property Overview

■ <b>Total Size:</b>	<b>2,010 sq. ft.</b>	■ <b>Ceiling Height:</b>	<b>21'</b>
■ <b>Office Main:</b>	<b>407 sq. ft.</b>	■ <b>Parking:</b>	<b>2 assigned</b>
■ <b>Warehouse:</b>	<b>1,196 sq. ft.</b>	■ <b>Zoning:</b>	<b>I-G</b>
■ <b>Mezzanine:</b>	<b>407 sq. ft.</b>	■ <b>Year Built:</b>	<b>1981</b>
■ <b>Loading:</b>	<b>1 - 12' x 14' Drive-in Door</b>	<b>Lease Rate:</b>	<b>\$3,500/MONTH</b>
■ <b>Power:</b>	<b>100 Amp</b>	<b>Tenant responsible for utilities</b>	

### Property Features

- Office/Warehouse
- Located in Horizon Business Park
- Reception, office, 2 washroom and warehouse
- Close proximity to Barlow Trail, 32 Avenue and McKnight Blvd



# PROPERTY PHOTOS

