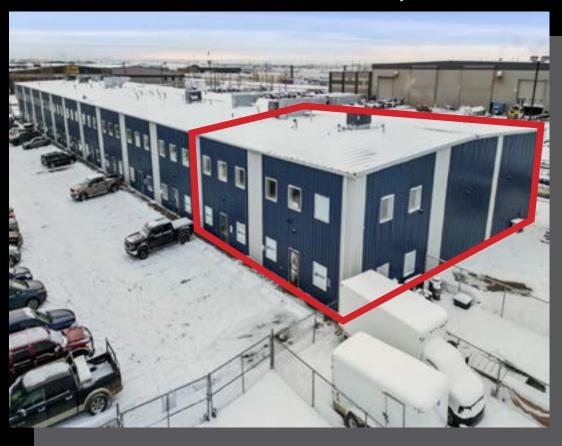
11,370 SF INDUSTRIAL BAYS + 6,000 SF YARD



Flexible Co-Warehouse/Office/Yard Space

Landlord will consider leasing portions of unit with chalk line division @ \$16.00/SF

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FOR SALE: \$2,740,200 (\$241/SF) FOR LEASE: \$16.00/SF (ESCALATING)

Property Overview

■ Total Area: 11,370 SF Main Warehouse: 7,770 SF

Main Office: 900 SF

Mezzanine Office: 2,700 SF

■ Loading: 3 - 16' x 16' - DI

■ Ceiling Height: 22' clear height

■ Condo Fees: \$1,545.81

■ Op Costs: \$7.00/SF

■ Taxes: \$48,896 (2025)

■ Power: 1000 Amps

■ Zoning: DC-56

■ District: Shepard Industrial

■ Possession: Immediate

■ Year Built: 2008

Property Features

- This is a flexible co-warehouse/office/yard space
- The Landlord will consider leasing portions of the unit with chalk line
- End unit with gated and fenced 6,000 SF yard for additional storage
- Radiant tube heaters in shop bays, with make-up air system
- Excellent access to Deerfoot and Stoney Trails & direct access to 84th Street

Virtual Tour













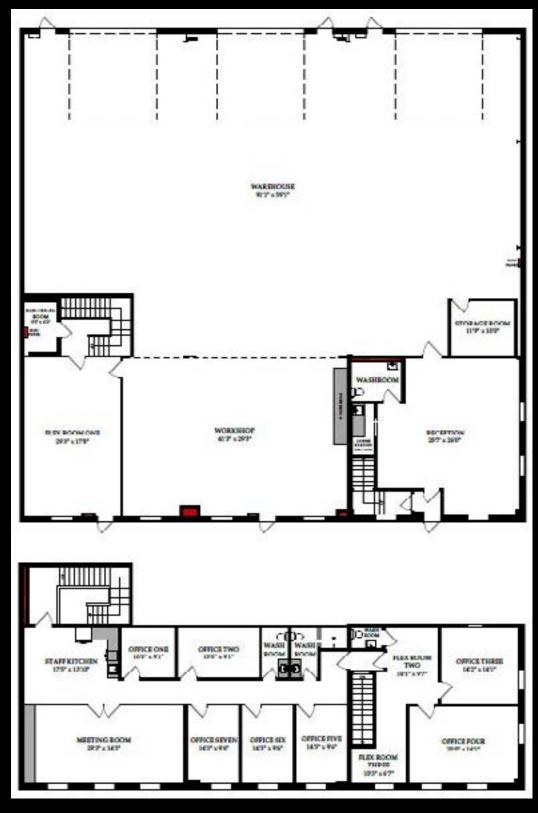












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