

FOR LEASE

6020 - 3 STREET S.E.



FREESTANDING BUILDING ON ± 2 ACRES

PROPERTY DETAILS

BUILDING SIZE:	±1,500 sq.ft. Main Floor Office ±6,700 sq.ft. Warehouse/Shop ±8,200 sq.ft. TOTAL *Plus bonus 2nd floor office, and large Sprung structure.
LAND SIZE:	±2.0 Acres
LOADING:	4 Drive-thru bays 8 Doors in total 2 Bays - 14'h x 16'w 2 Bays - 14'h x 12'w
ZONING:	I-G (Industrial General)
LEASE RATE:	Market: building + yard rate
OPERATING COSTS:	\$4,988/month (\$7.30 psf) property tax, insurance, self-managed.

PROPERTY HIGHLIGHTS

- Located near Glenmore Trail, Blackfoot Trail, and 58th Avenue. Close to amenities, transit routes, major shopping centres, and Downtown.
- Low site coverage, secure fenced yard with 2 access gates provide flow through access.
- Additional ±1,500 sq.ft. bonus second floor office.
- Main and second floor office have separate access.
- Trench sumps throughout shop area, with wash bay.
- Large Sprung structure attached to building.
- Conventional layout for a variety of uses.
- Available with 30 days notice.



FOR MORE INFORMATION PLEASE CONTACT:



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FOR LEASE

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STANDALONE BUILDING ON ± 2 ACRES



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