

# FOR LEASE

803 - 48 AVENUE S.E.



## FREESTANDING CROSS-DOCK WITH YARD

### PROPERTY DETAILS

<b>BUILDING SIZE:</b>	±11,341 sq.ft. Small office area includes two (2) offices, one (1) large open bullpen, washrooms.
<b>LAND SIZE:</b>	±1.01 acres
<b>LOADING:</b>	8 Dock (front) 2 Drive-in (rear) 1 Drive-in (side)
<b>CEILING:</b>	±13 to 14' (To Be Verified)
<b>ZONING:</b>	I-G (Industrial General)
<b>LEASE RATE:</b>	Market: building + yard rate
<b>OPERATING COSTS:</b>	\$3,148.00/month (\$3.33 psf) property tax, insurance, self managed

### PROPERTY HIGHLIGHTS

- Located one block east of Blackfoot Trail within Highfield Industrial Park.
- Close to Shaw GMC, Blackfoot Motorsports, Blackfoot Centre, Tim Horton's, Mary Brown's, Taco Time, Windsor Plywood, 4 Wheel Parts.
- The building is currently setup as a cross-dock, with 8 dock doors along the front, one ramped drive-in door along the east side, and 2 doors accessing a ramped platform to the rear.
- Low site coverage with ample yard space and parking.
- The office consists of 2 offices, 1 open bullpen, washrooms, plus separate shop washroom.
- Available 30 days notice.



FOR MORE INFORMATION PLEASE CONTACT:



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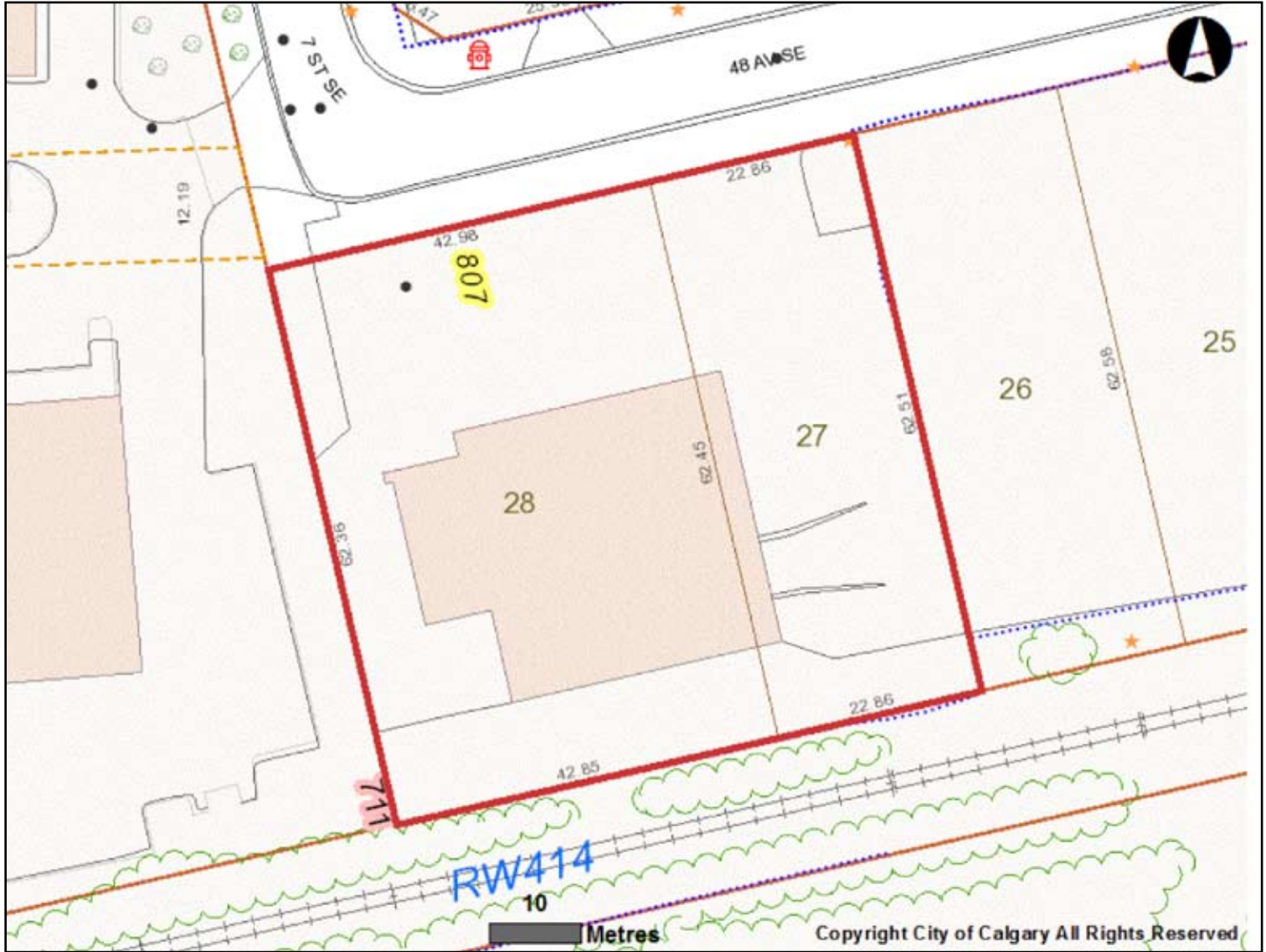
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