

OFFICE /

WAREHOUSE UNIT

FOR LEASE

BAY L, 1235 - 40 AVENUE N.E.

CALGARY | AB

PROPERTY HIGHLIGHTS

- Ample loading depth to accommodate large trucks, which is rare for small industrial product.
- Exposure to bustling 12 Street NE, which connects 32 Avenue to McKnight Boulevard.
- Concrete storage mezzanine up front.

PROPERTY DETAILS

BUILDING SIZE:	±6,350 sq.ft. plus ±1,250 sq.ft. mezzanine (undeveloped)
LOADING:	1 Dock and 1 Drive-in Door
CEILING:	±22' (TBV)
NET RENT:	\$8.75 psf
OPERATING COSTS:	\$5.06 psf



FOR MORE INFORMATION PLEASE CONTACT:



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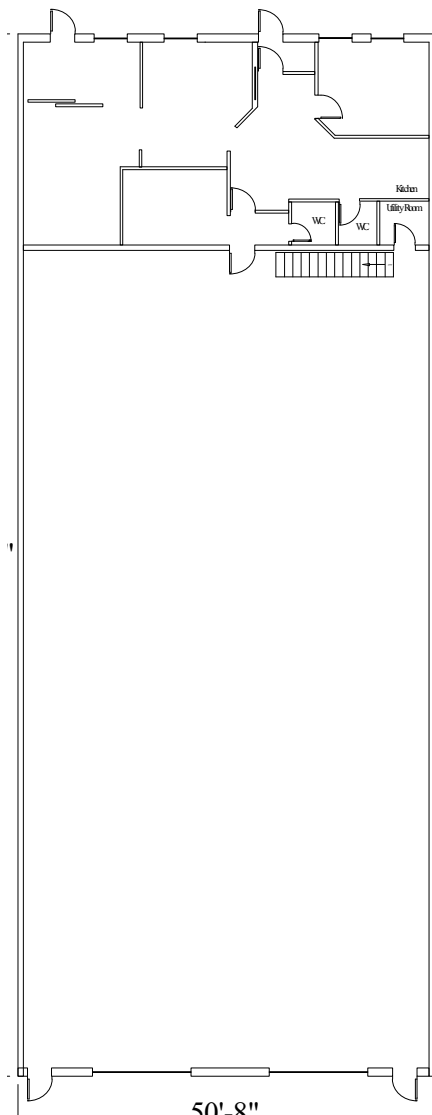
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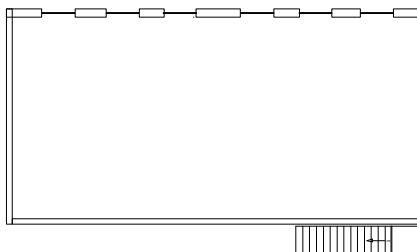
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FOR LEASE

LOWER FLOOR



MEZZANINE



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