


25,400 SF OFFICE / WAREHOUSE

Property Facts

District	Royal Vista
Zoning	DC (Direct Control) 57Z2007
Ceiling Height	23' - 24' to underside of joist
Power	1,200A, 208V (TBV)
Loading	Exterior 1 (16'W x 16'H) drive-in door 3 (20'W x 16'H) drive-in doors 1 (24'W x 18'H) drive-in door Interior 2 (14'W x 14'H) drive-in doors 1 (14'W x 16'H) drive-in door
Cranes	1 - 5 Ton overhead
Heating	Radiant tube
Make-Up Air	7,000 CFM
Sprinklers	Yes
Parking Stalls	24 parking stalls

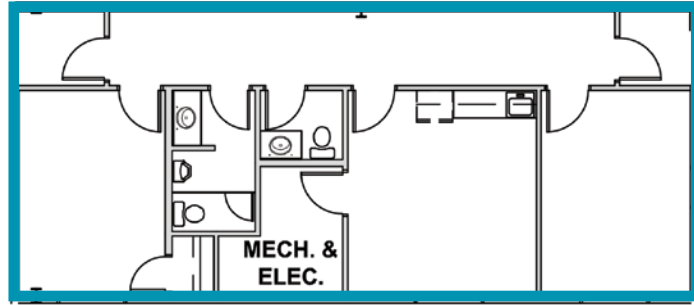
Sublease Particulars

Total Area	25,400 SF
Main Floor Office	± 2,500 SF
Second Floor Office	± 1,108 SF
Shop	± 21,792 SF
Sublease Rate	Market
Operating Costs	\$4.56/SF
Sublease Expiry	September 20, 2027
Available	Immediately

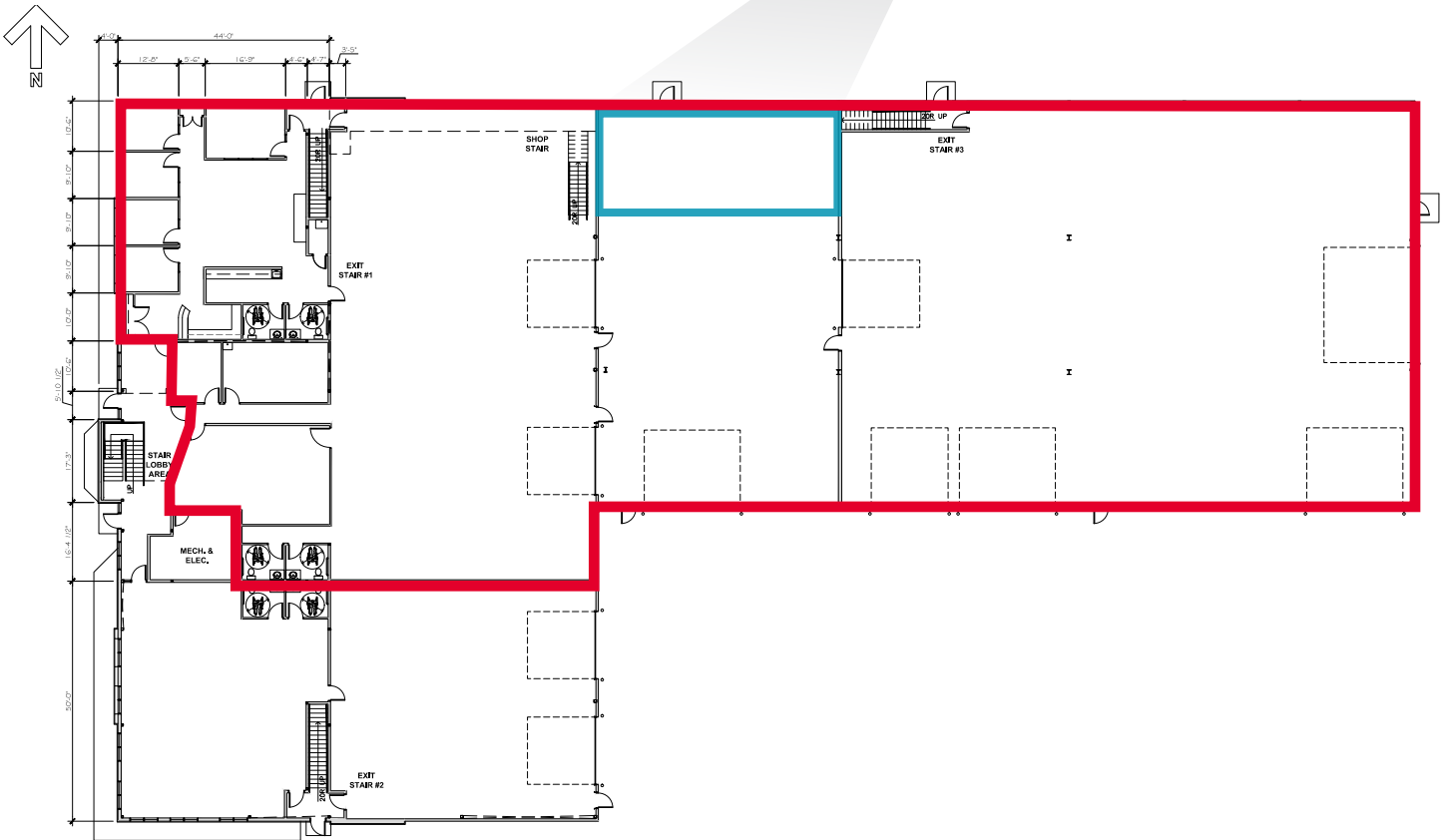
Comments

- ± 0.55 acres of dedicated, fenced and secured yard area
- Rare northwest Calgary industrial zoned building
- Convenient access to Stoney Trail (Ring Road)
- Ample on-site parking

Second Floor Plan



Main Floor Plan



* Not to scale, not exactly as shown.



FOR SUBLEASE

41 Royal Vista Drive NW

Calgary, AB

Office Area



Boardroom



Warehouse



Loading



Dust Collection



Yard



Site Plan



Map

