

FOR LEASE

Freestanding Building w/yard
4460 – 54th Avenue SE
Calgary, Alberta



INDUSTRIAL

LEASE PARTICULARS

Total Area:	+/- 30,515 square feet (sf)
Office Area:	+/- 10,000 sf
Warehouse Area:	+/- 20,515 sf
Site Area:	+/- 3.51 acres
Lease Rate:	Negotiable
Operating Costs:	\$2.50/sf/annum (Est. for 2011)
Possession:	Immediate
Term:	5 years

PROPERTY FACTS

Location:	Foothills Industrial Park
Zoning:	I-G: Industrial - General
Loading:	5 Dock loading doors 1 Drive-in ramp door
Electrical:	(1) 800 Amps (To be verified) (2) 2,000 Amps (To be verified)
Clear height:	22'-10" (under joist) 10' (under mezzanine)
Parking:	36 parking stalls
Column grid:	40' x 40'



For more information, please call:

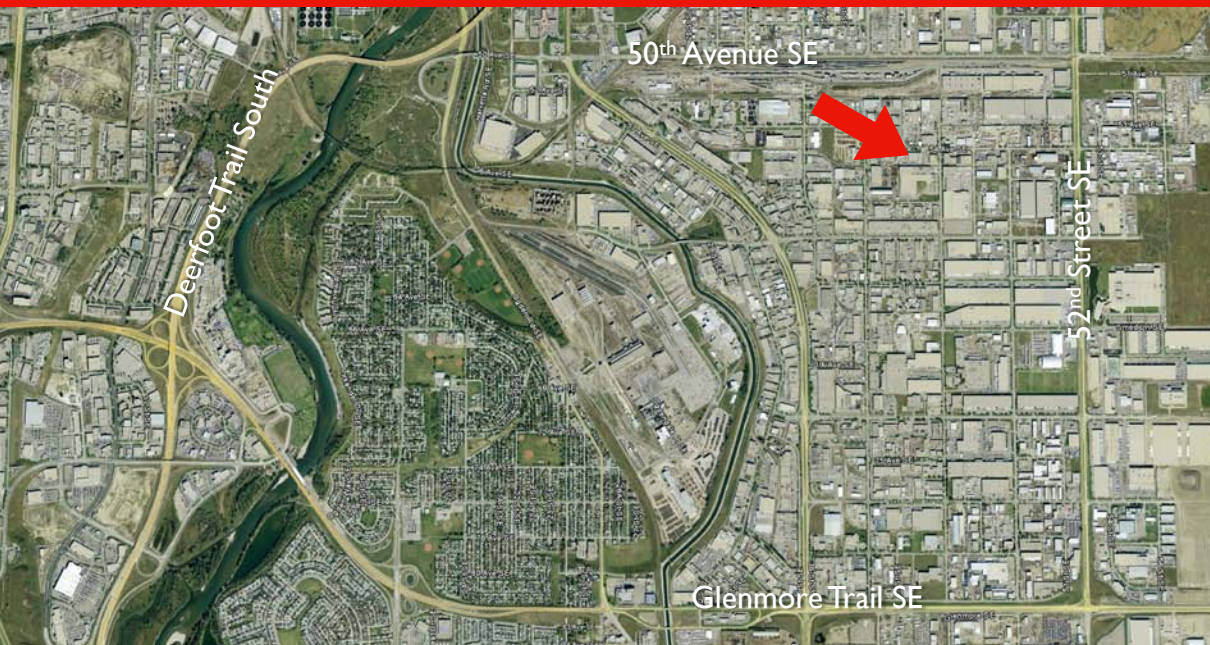
Mike Warner, SIOR, CCIM
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403.261.1165
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. Sales representative.

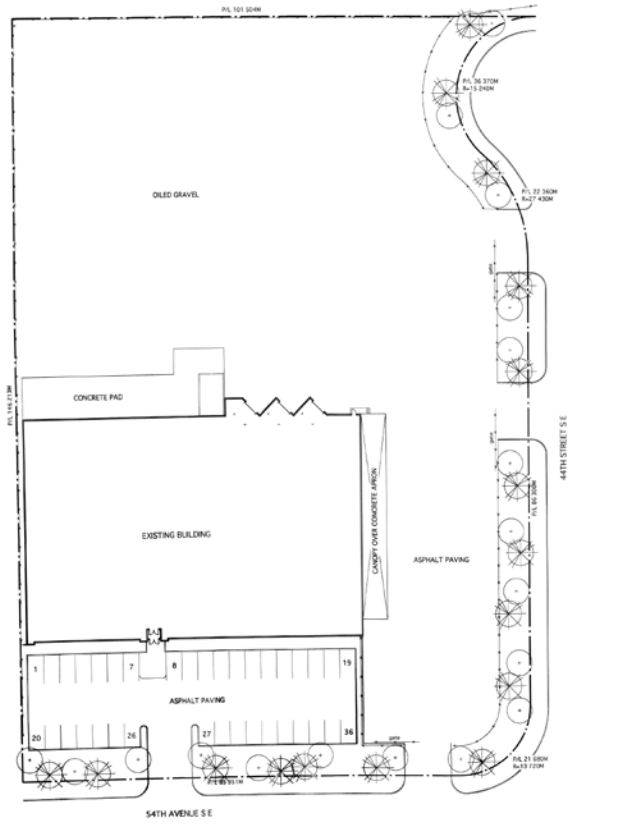
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COMMENTS:

- Large fenced storage yard
- 2 electrical services
- 2 concrete storage mezzanines at no extra cost
- Cranes may be available
- Tenant relocating to larger premises
- Ample staff parking



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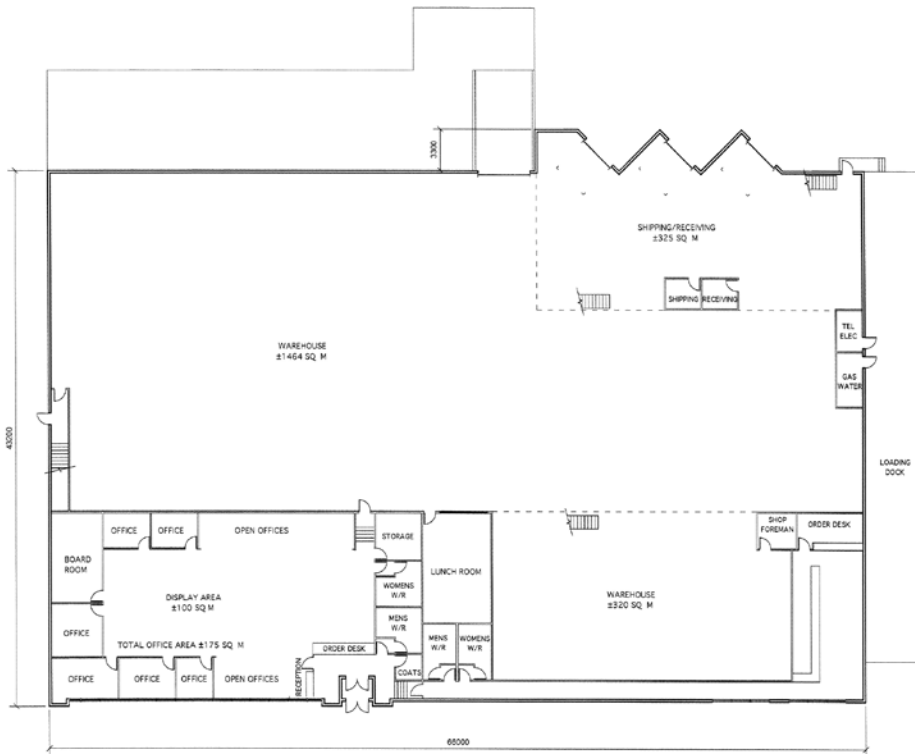
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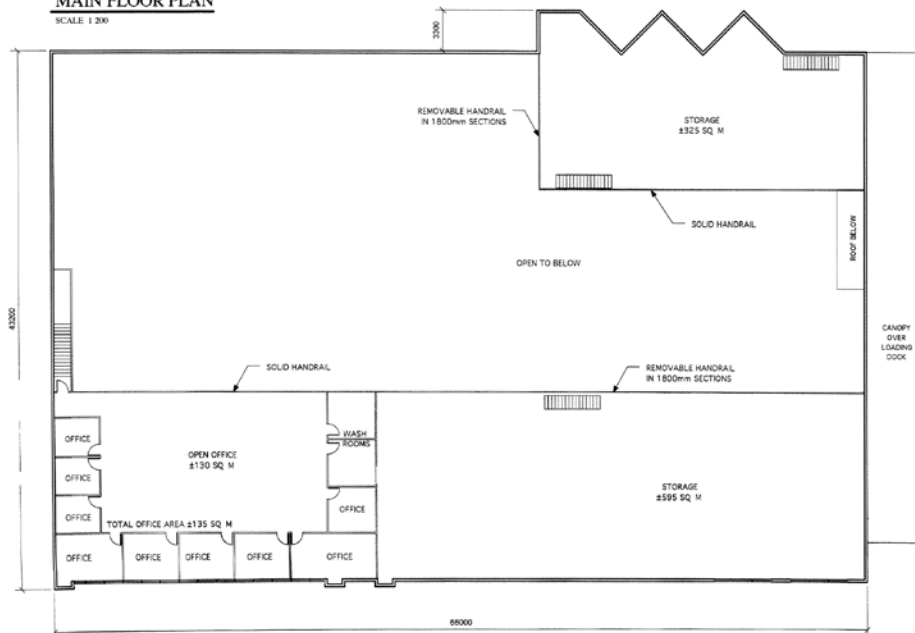
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MAIN FLOOR PLAN

SCALE: 1/200



SECOND FLOOR PLAN

SCALE: 1/200

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