

FOR LEASE

1145 – 65th Avenue NE CALGARY



INDUSTRIAL

LEASE PARTICULARS:

Warehouse: 21,892 square feet (sf)
Office (#1): 4,425 sf
Office (#2): 1,502 sf
Total Area: 27,819 sf
Loading: 3 dock doors, 1 drive-in door
Zoning: I-G (Light Industrial)
Lease Rate: Market
Operating Costs: \$3.51/sf/annum (Est. for 2010)
Possession: February 2011
Term: 5 – 10 years



PROPERTY FACTS:

Location: Deerfoot Industrial Park
Electrical: 1,600 Amps, 347/600 Volts
Year Built: 1998
Clear Height: 24'
Sprinklered: Yes
Column Grid: 34.5' D x 69.5' W
Site Area: 1.4 acres



For more information, please call:

Mike Warner, CCIM
Associate Vice President
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Exclusive agent for:



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.

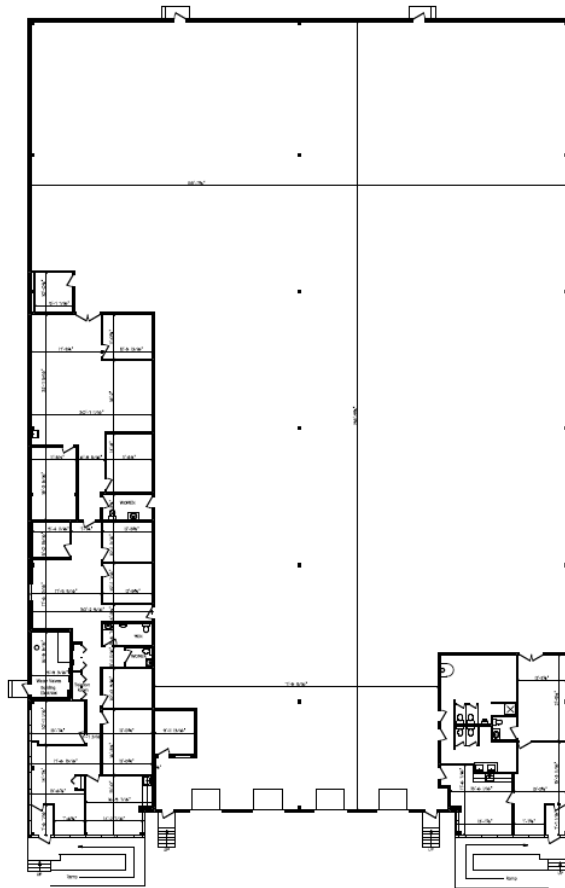
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COMMENTS:

- Large electrical power supply at 1,600Amps
- Stand alone building with pylon signage
- Located only a few blocks from Deerfoot Trail NE
- Across the street from Deerfoot mall with numerous amenities for employees
- Adjacent to Calgary International Airport
- Wider than average column grid layout
- Professionally managed building



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