

FOR LEASE

3636 11A STREET SE

Calgary, Alberta T2G 3H3

INDUSTRIAL WAREHOUSE SPACE WITH OFFICE

PRIME CENTRAL LOCATION

FLEXIBLE SIZE OPTIONS



PROPERTY DESCRIPTION

ZONING:	I-G (Industrial - General)
RENTABLE AREA:	Office: 9,558 SF Warehouse: 118,493 SF Total: 128,051 SF *Multiple demising options from 18,563 SF
SITE AREA:	9.02 Acres
LOADING:	2 x Dock (9'x12'), 8 x Dock (8'x10') *Additional available
POWER:	Ample, to-suit
CEILING HEIGHT:	12'7" - 24'8" Clear
LEASE RATE:	Market
OPERATING COSTS:	TBD
AVAILABILITY:	Immediately

PROPERTY HIGHLIGHTS



• Multiple Demising Options Available

Various opportunities from 18,568 SF to 128,051 SF



• Central Market Location

Located in Highfield Industrial Park with good access to major road networks and ample amenities, directly adjacent to future Green Line LRT expansion



• Site Features

Good on-site parking, outdoor storage and ample trailer parking. 1 acre additional trailer storage and future development



• Building Features

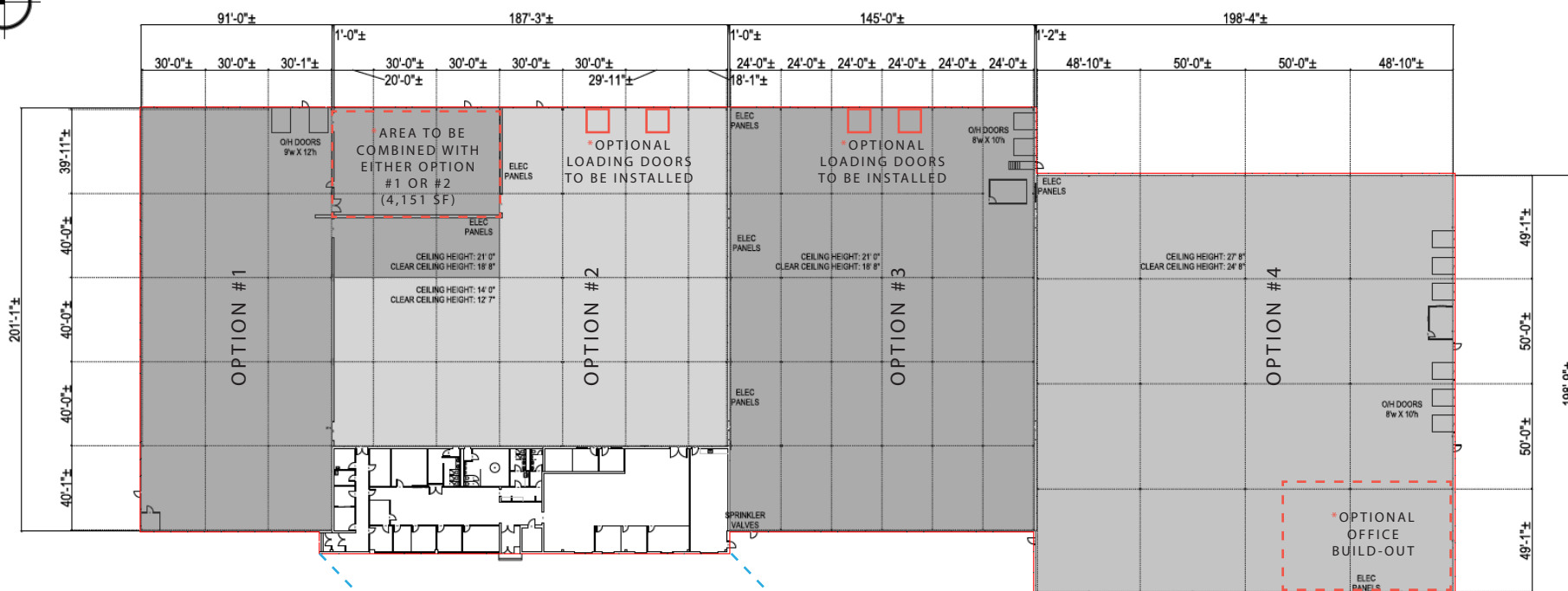
Various configurations, ceiling heights and column spacing available; ample power



NORTH END VIEW

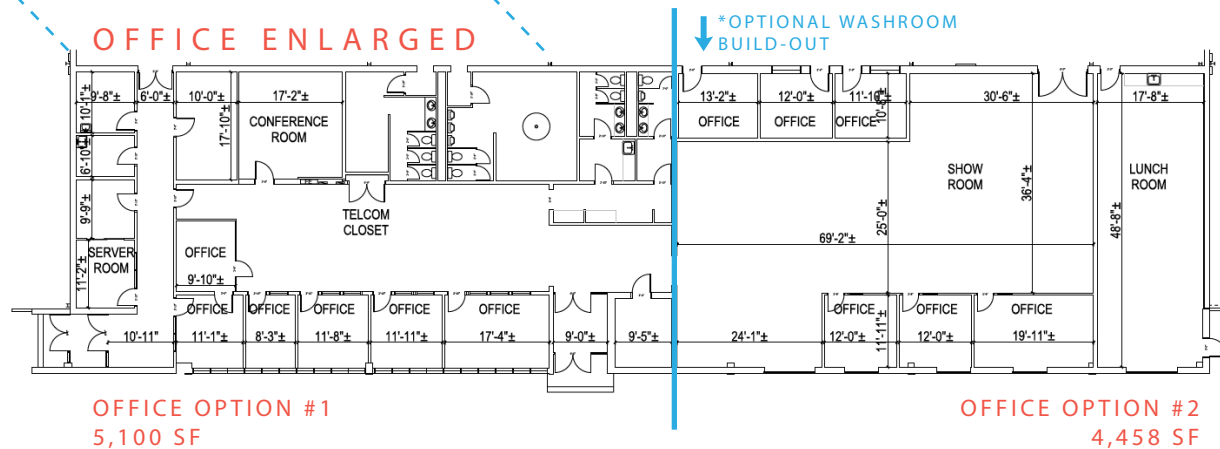


SOUTH END VIEW

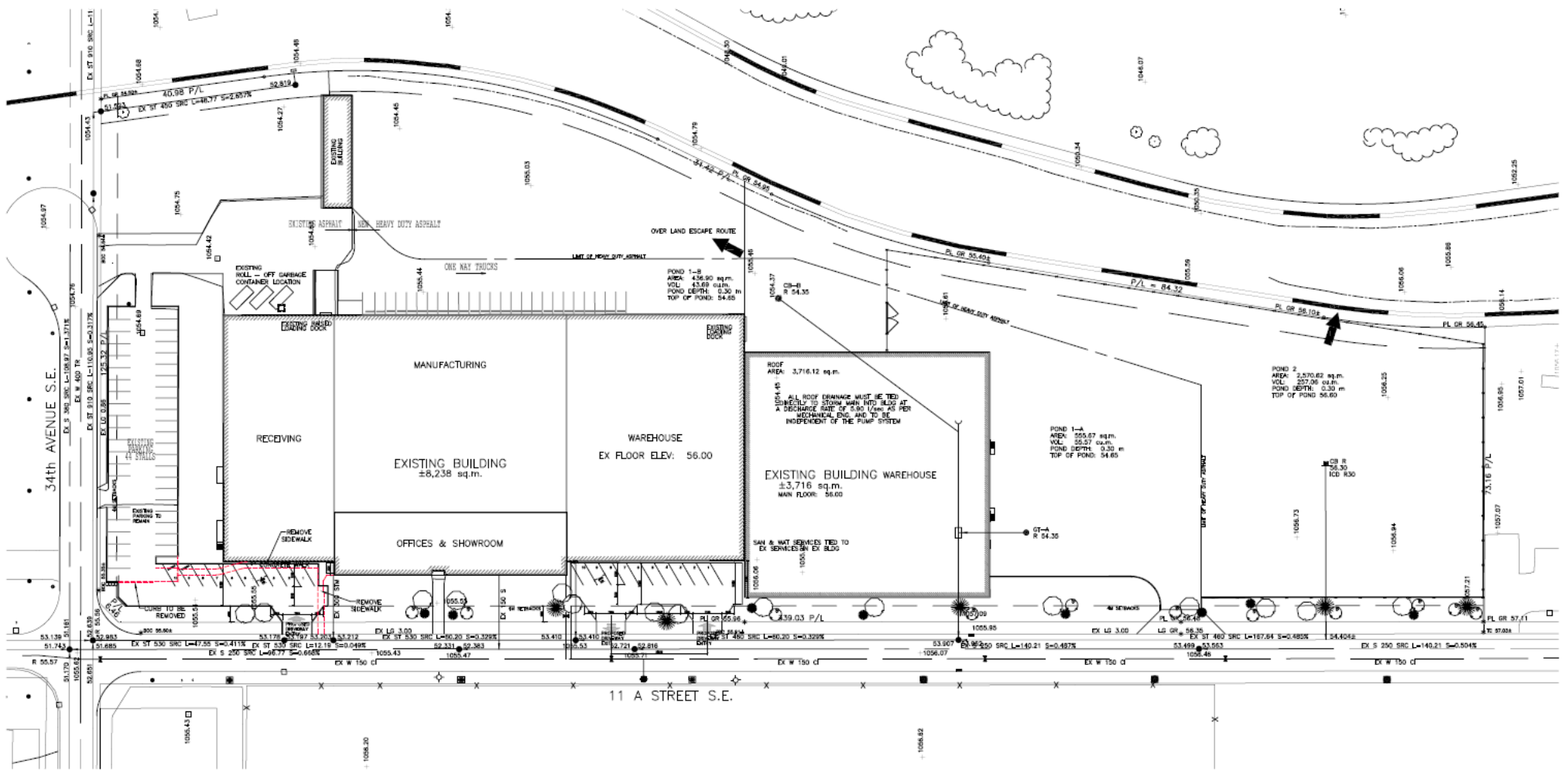


FLEXIBLE LEASE OPTIONS AVAILABLE, LANDLORD
WILLING TO WORK WITH TENANT TO OPTIMIZE THE SPACE.
OFFICE CAN BE ADDED TO ALL OPTIONS

	RENTABLE AREA (SF)	OFFICE AREA (SF)	LOADING	CLEAR HEIGHT
OPTION ONE	18,568 - 22,714	5,100 - 9,558	2 x Drive-in (9'x12')	18'8"
OPTION TWO	26,305 - 30,456	4,458 - 9,558	To-suit	12'7" - 18'8"
OPTION THREE	29,499	4,458 - 9,558	2 x Dock (8'x10') *Additional to-suit	18'8"
OPTION FOUR	39,975	To-suit with glazing	6 x Drive-in (8'x10') *Additional to-suit	24'8"

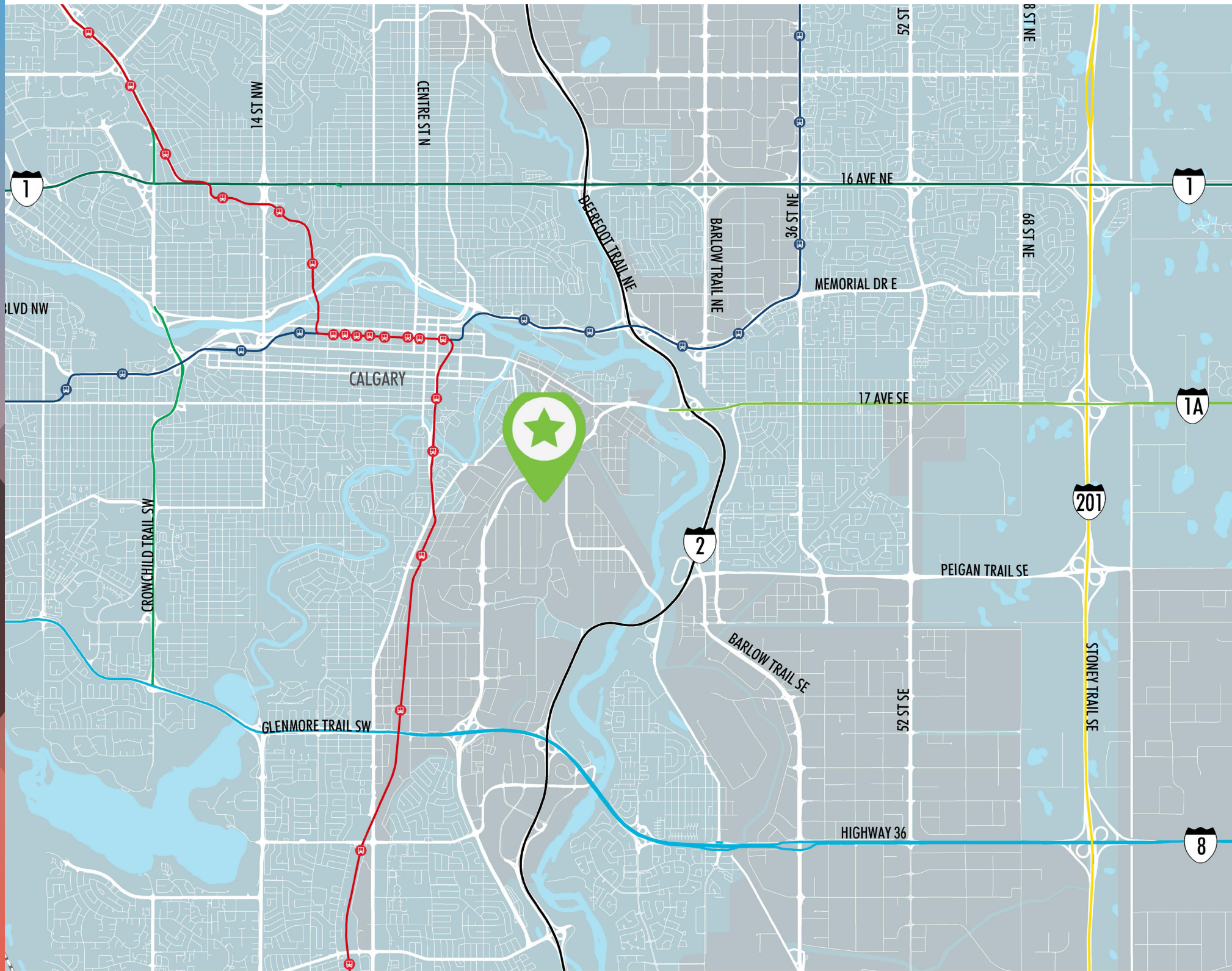






1 SITE PLAN
A1.0 1:500





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