



HIGHLIGHTS / FEATURES

- Central location just off 58th Ave near Blackfoot Tr.
- Refurbished office space
- New T5 lighting in warehouse
- Ample parking
- Rare small dock loading bay close in

PROPERTY INFORMATION

Area Available: 3,198 sq. ft.
Office 1,260 sq. ft.
Warehouse 1,938 sq. ft.

Loading: 1 dock door

Power: 100 amp @ 120-208 3 phase

Ceiling Height: 16'

Rental Rate: \$9.50 psf yr 1 with escalations

Op Costs: \$5.10 psf (2020)

Available: June 1, 2020



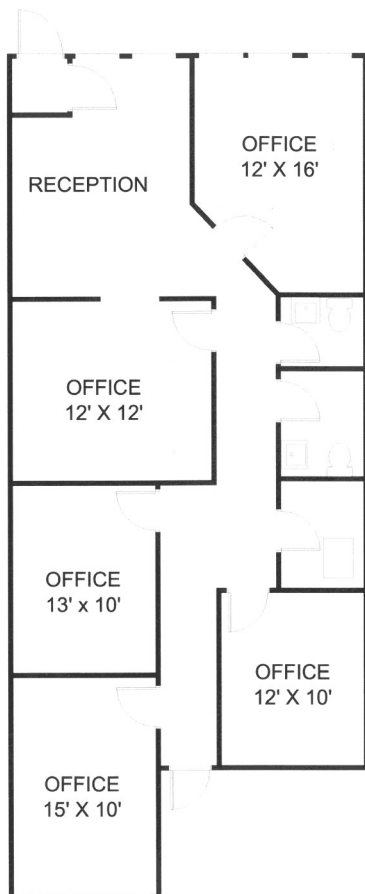
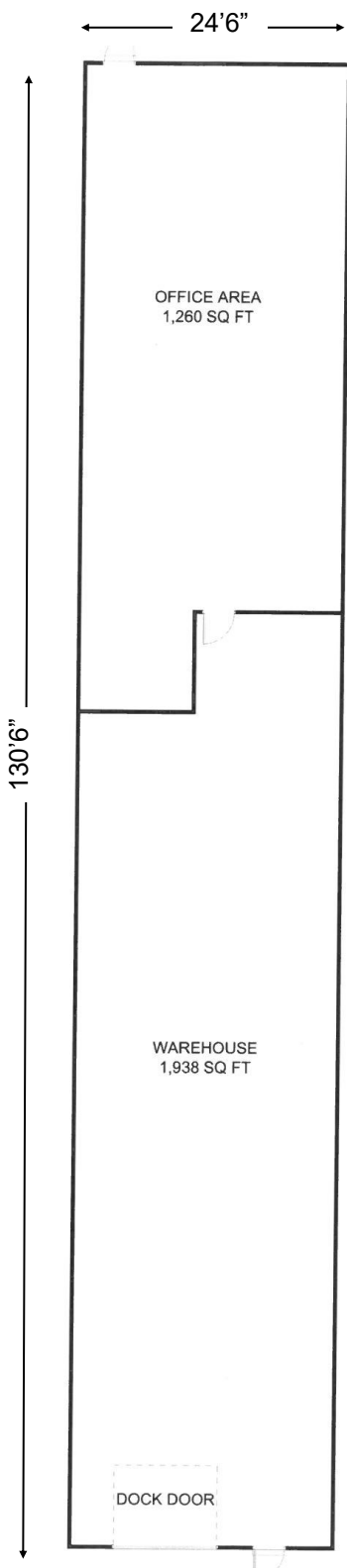
Commercial Real Estate Services

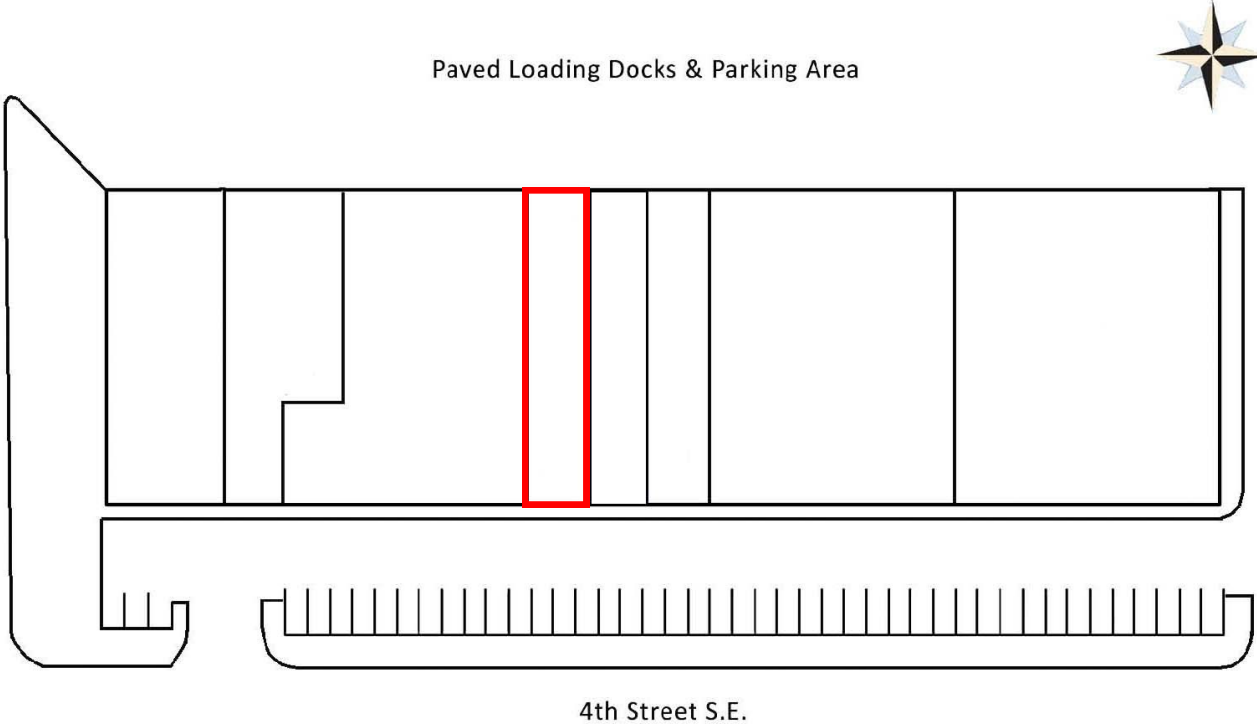
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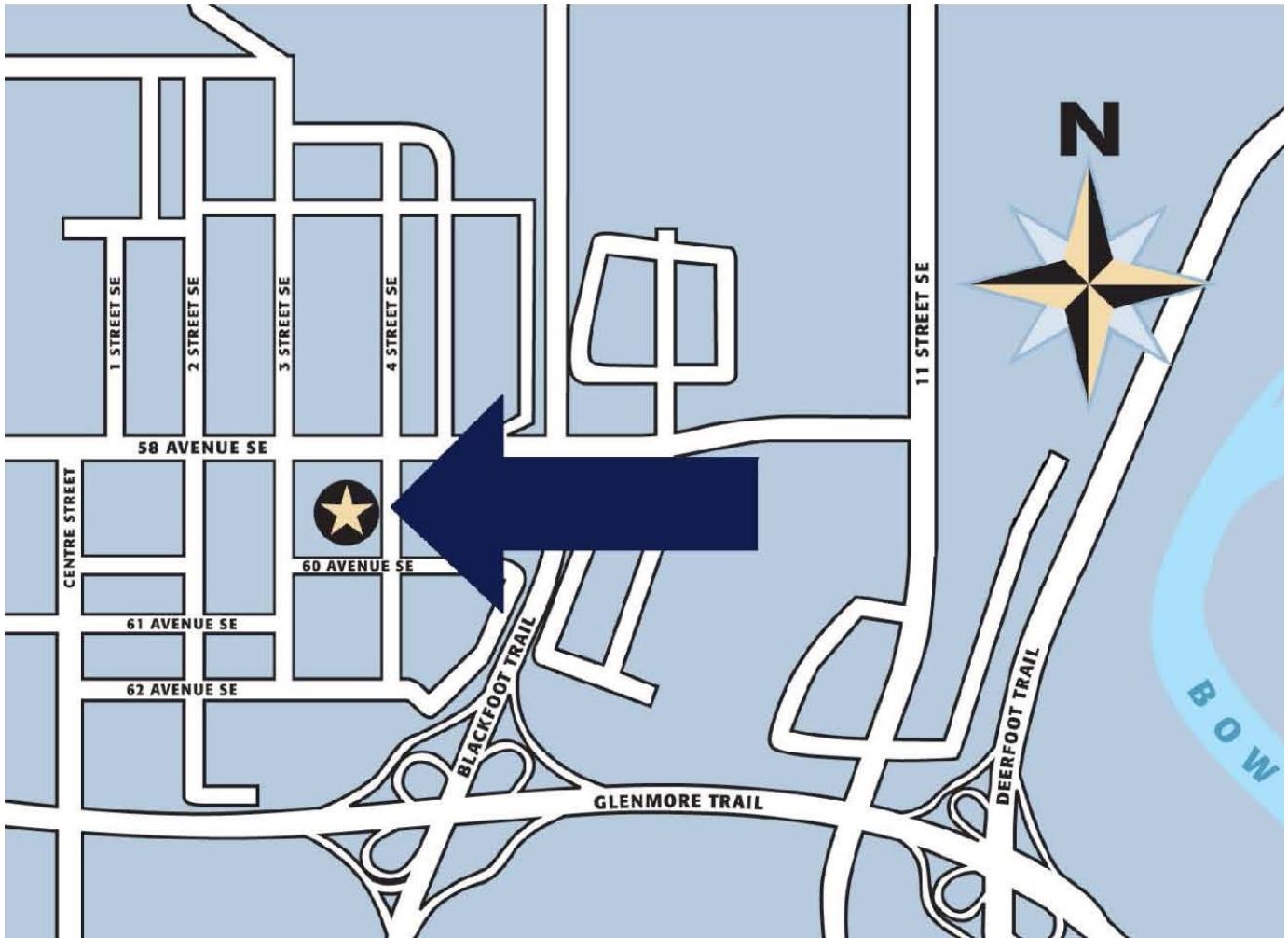
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Lease

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