



HIGHLIGHTS / FEATURES

- Ideal central south location
- Easy access to Blackfoot, Deerfoot & Glenmore Trails
- Ideal for service and/or storage uses
- Approx. 1.2 acres of fenced and asphalt paved yard
- Recently renovated
- Zoning I-G

PROPERTY INFORMATION

Site Size:	1.6 acres m/l	Power:	400 amp @ 120-208 3 phase
Total Bldg Size:	13,712 sq. ft. m/l	Sump:	Yes
Office	2,342 sq. ft. m/l	Term:	5 years
Warehouse	11,360 sq. ft. m/l	Lease Rate:	\$13.50 psf (includes yard rental)
Ceiling Height:	13'6" clear	Op Costs:	\$3.75 psf (2020) Self-Managed
Loading:	1- 12'x12' drive-in 1- 19'x12' drive-in	Available:	Jul 1, 2020



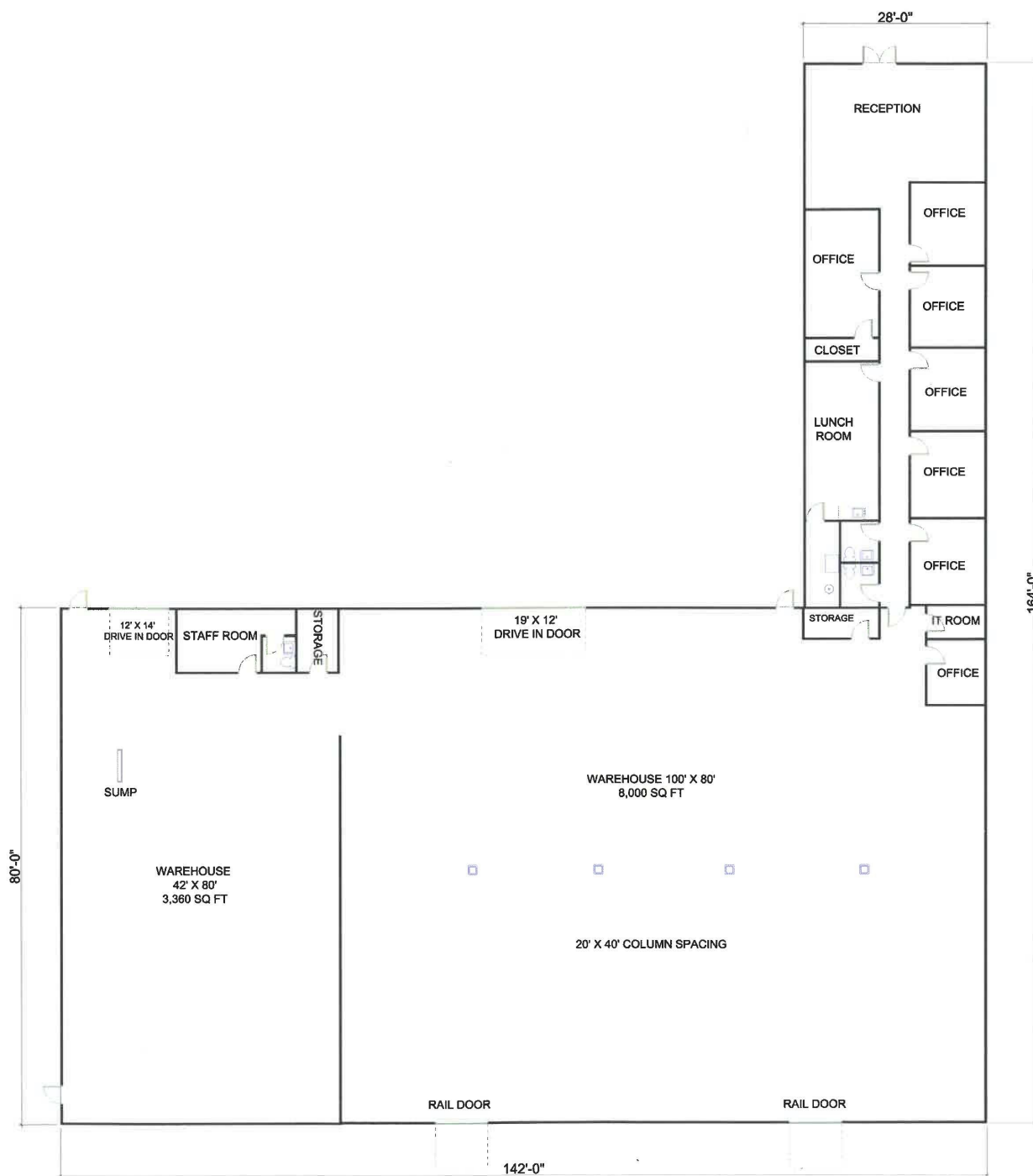
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Lease

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