

Lease

Bay 60, 999 - 57 Avenue NE

LAST BAY!



HIGHLIGHTS / FEATURES

- Conveniently located next to Deerfoot City across from Cabela's and Canadian Tire
- One block East of Deerfoot Trail
- Generous marshalling area
- Ample double row parking
- Energy efficient LED lighting in warehouse and office
- CO² activated air exchange unit in bay allows for overnight parking of vehicle
- Combination overhead gas fired unit heater and radiant heat in warehouse

PROPERTY INFORMATION

Total Rentable Area 6,120 sq. ft. (60' x 102')
Office 2,300 sq. ft. (7 offices)
Warehouse 3,820 sq. ft.

Lease Rate: \$12.00 average
on a min. 5 year term

Loading: Drive-in with common dock

Op Costs: \$4.89 psf (est. 2019)

Electrical: 200 amp/600 volt 3 phase

Available: Immediate

Sprinklered: Yes



Commercial Real Estate Services

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TYPICAL VIEWS



MAIN ENTRANCE AND RECEPTION



OFFICE



KITCHEN

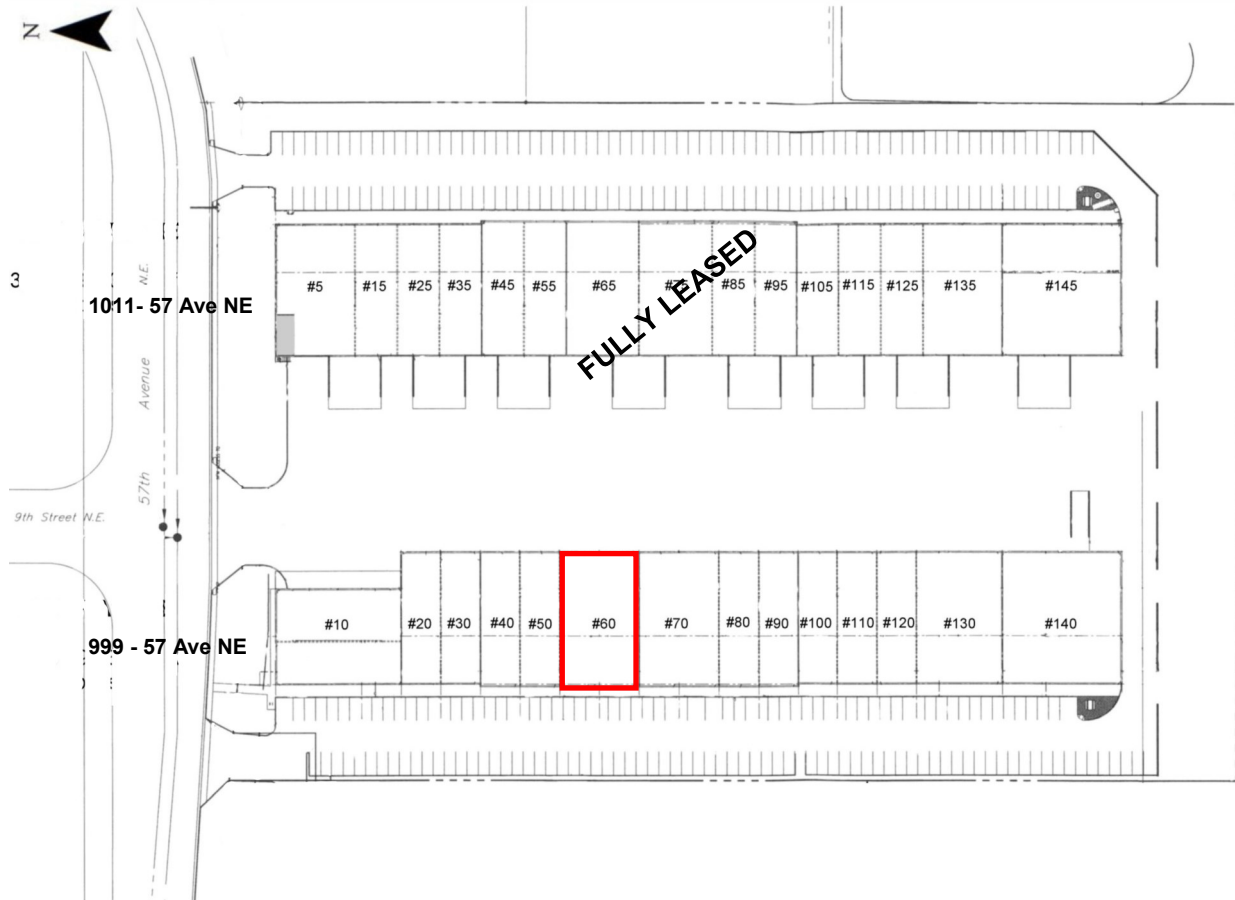


OFFICES

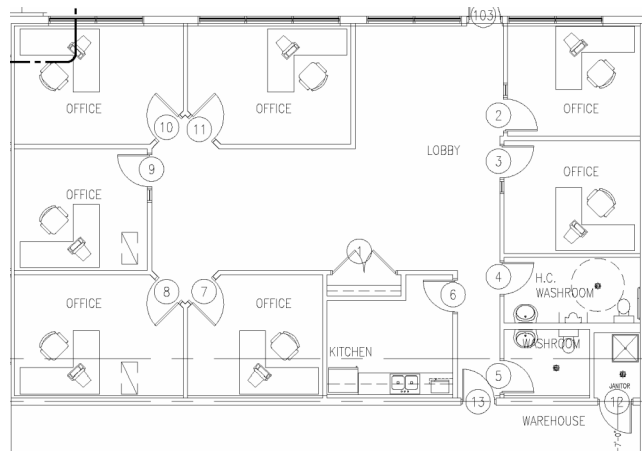


DRIVE-IN LOADING

SITE PLAN

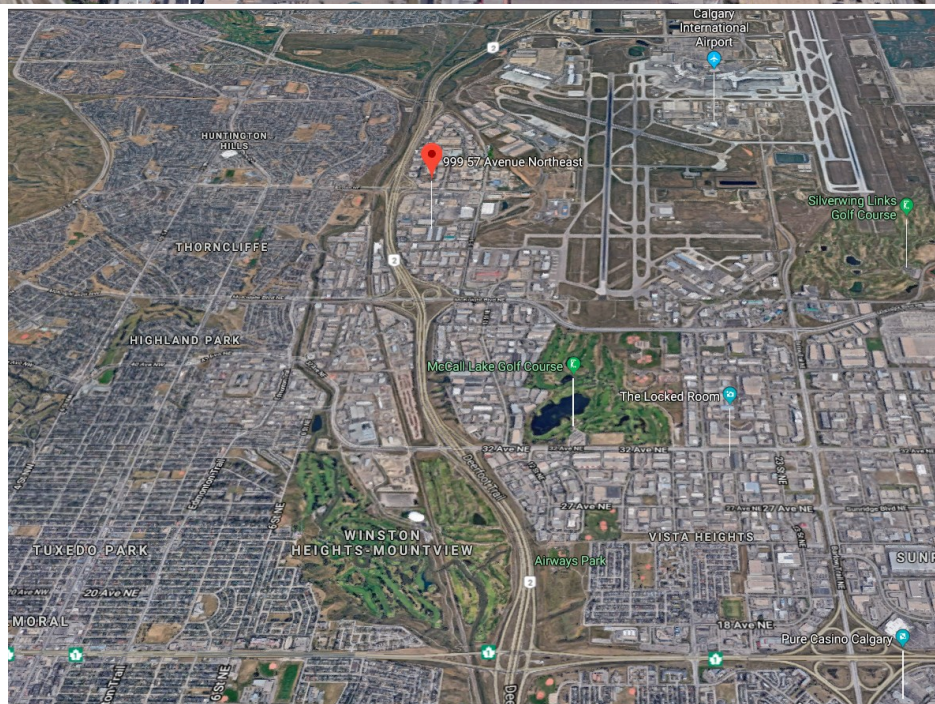


TYPICAL OFFICE FLOOR PLAN



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