



HIGHLIGHTS / FEATURES

- Exposure to Deerfoot Trail SE (160,000 cars per day)
- Parking for 100 cars
- Separate wash and paint bay
- Former Freightliner service facility

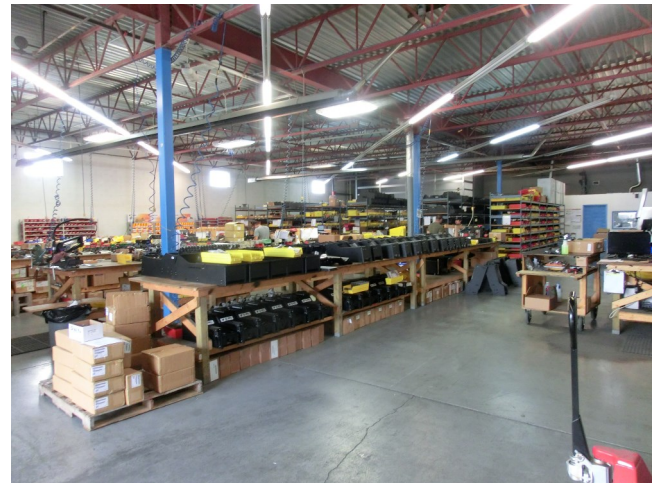
PROPERTY INFORMATION

Office / Large showroom (15 individual offices, reception, boardroom)	8,645 sq. ft.	Power	800 Amp @ 120/208 Volts
Shop & assembly area (Includes offices, lunch room, locker room and storage room)	<u>26,955 sq. ft.</u>	Loading	2- 14'x16' drive-in/drive thru doors 1- 8'x10' drive-in 1- 12'x10' drive-in
Total Rentable	35,600 sq. ft.	Mechanical	Radiant Heat MUA (TBV) HVAC (office area)
Rear Yard	1.56 acres	Lease Rate	\$9.25 psf
Ceiling	Shop 20' clear height Assembly area 14' clear height	Op Costs	\$2.78 psf self-managed
Trench Sump	Yes	Possession	60 days

RECEPTION / OFFICE AREA



WAREHOUSE & ASSEMBLY AREA 11,380 SQ.FT.



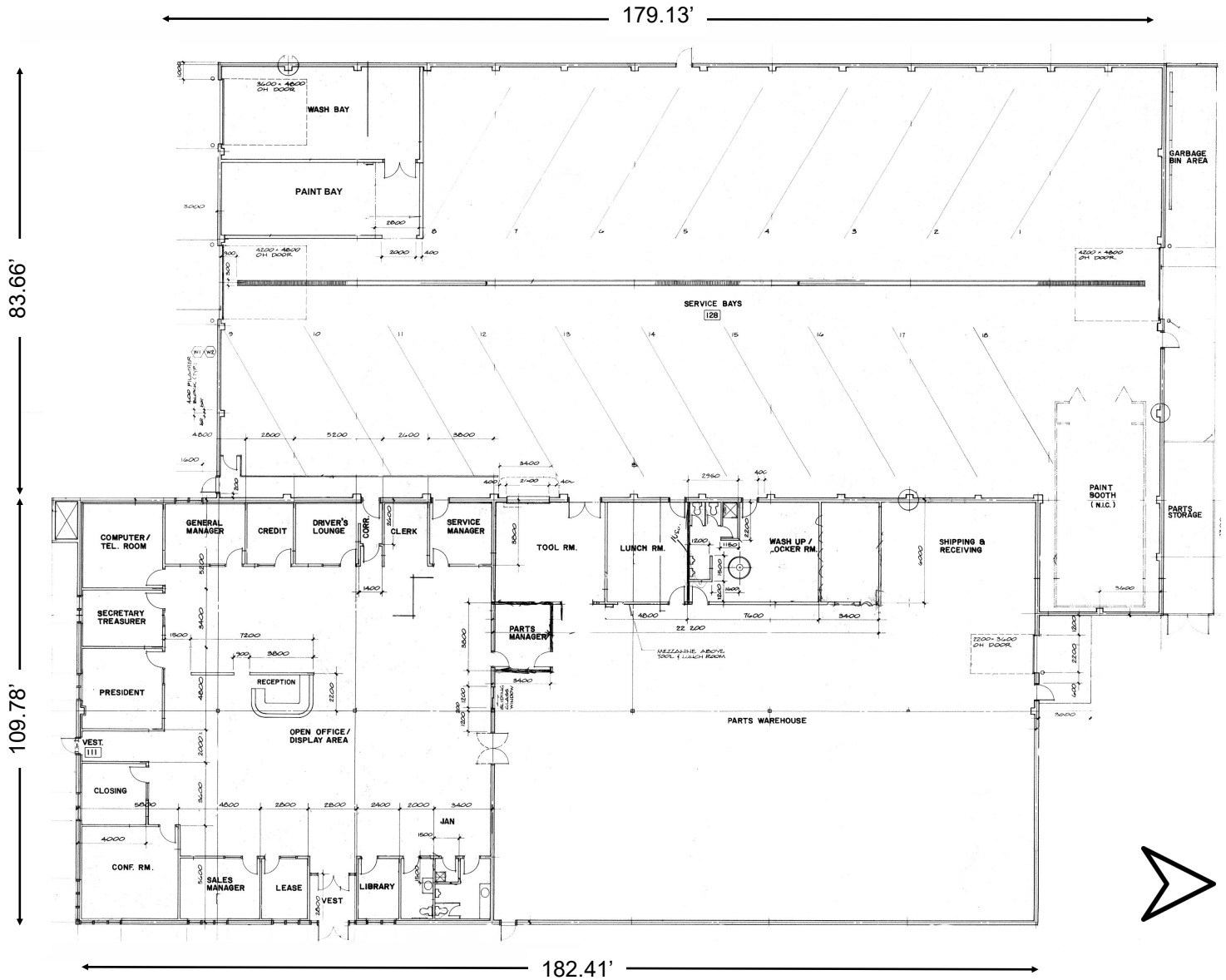
TOTAL USEABLE YARD AREA: 2.64 ACRES

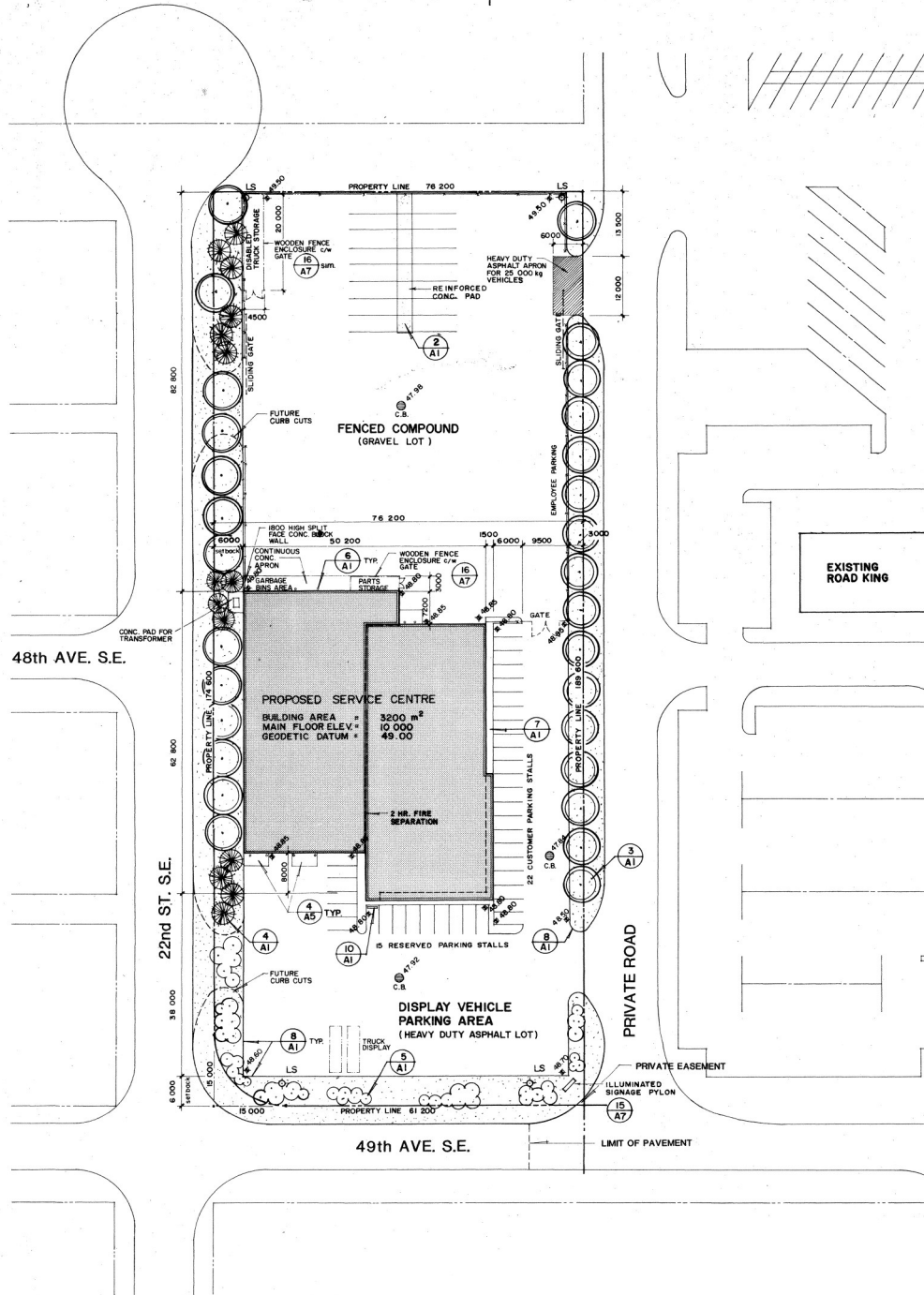


FRONT PAVED PARKING/YARD 1.08 ACRES



REAR YARD, GRAVELED/COMPACTED 1.56 ACRES

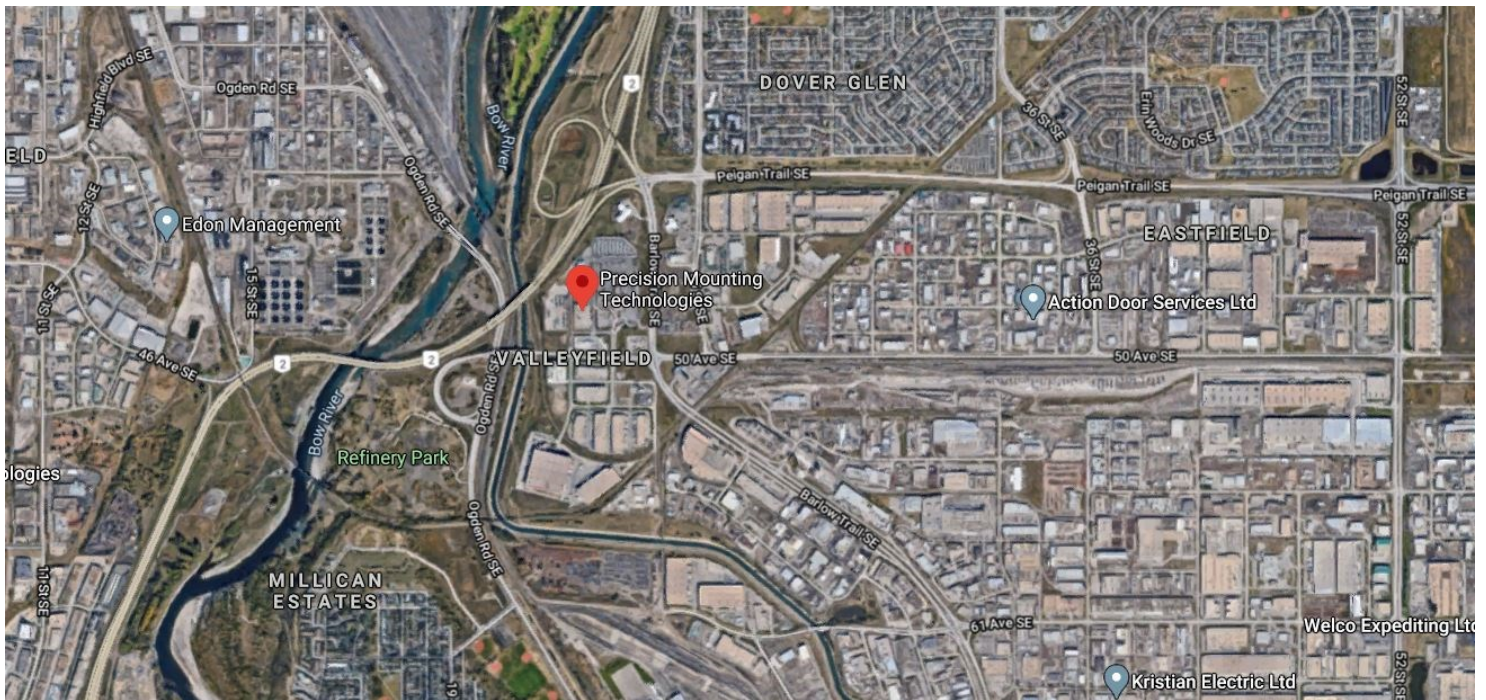




1 SITE PLAN
A1 SCALE 1:500

Lease

2322 - 49 Avenue SE



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