



HIGHLIGHTS / FEATURES

- Easy access to 16 Ave, Barlow Tr., Memorial Dr., and Deerfoot Tr.
- Great exposure facing onto Barlow Tr.
- Cranes and Power
- 2+ acres of yard
- Available June 1, 2021

PROPERTY INFORMATION

Total Area Rentable: 15,916 sq. ft.
Site Size: 3.08 acres
Lease Rate: \$14.00 psf
Op Costs: \$3.50 psf

	MAIN BUILDING	REAR SHOP
Total Area	11,916 sq. ft.	4,000 sq. ft. (40'x100')
Office	4,416 sq. ft.	Nil
Shop	7,392 sq. ft.	4,000 sq. ft.
Loading	2- 12'x16' DI 2- 16'x16' DI	2- 12'x14' DI 1- 14'x16' DI
Ceiling Height	20'	18'
Electrical	400 amp @ 600 V	400 amp @ 600 V
Cranes	2- 15 ton	2- 7.5 ton
Make-up air	Yes (capacity TBD)	Yes (capacity TBD)

Lease

416 Monument Place SE



MAIN BUILDING

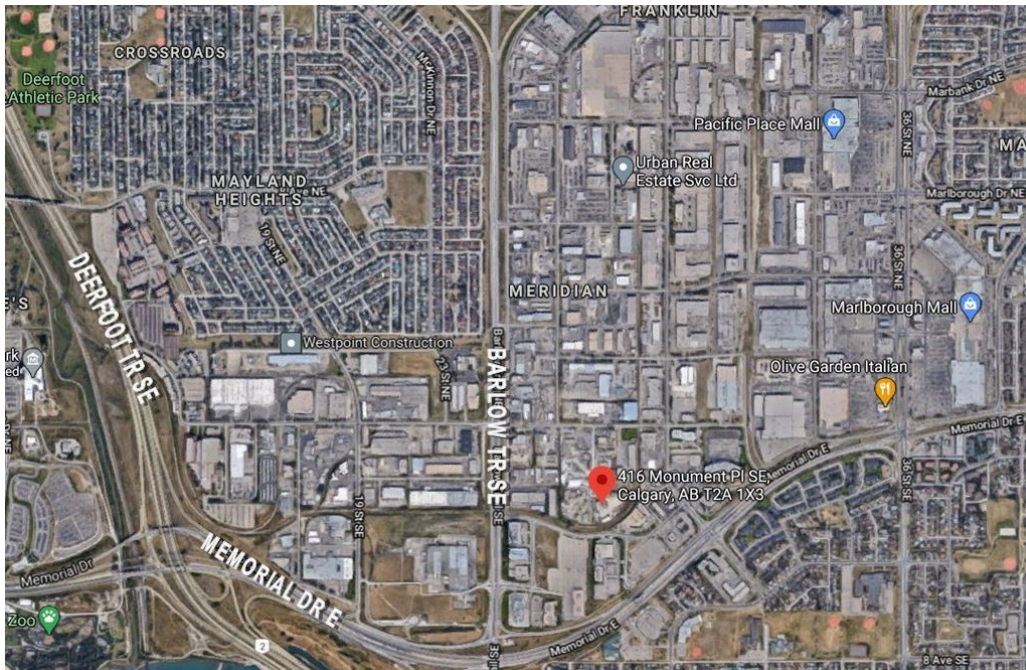
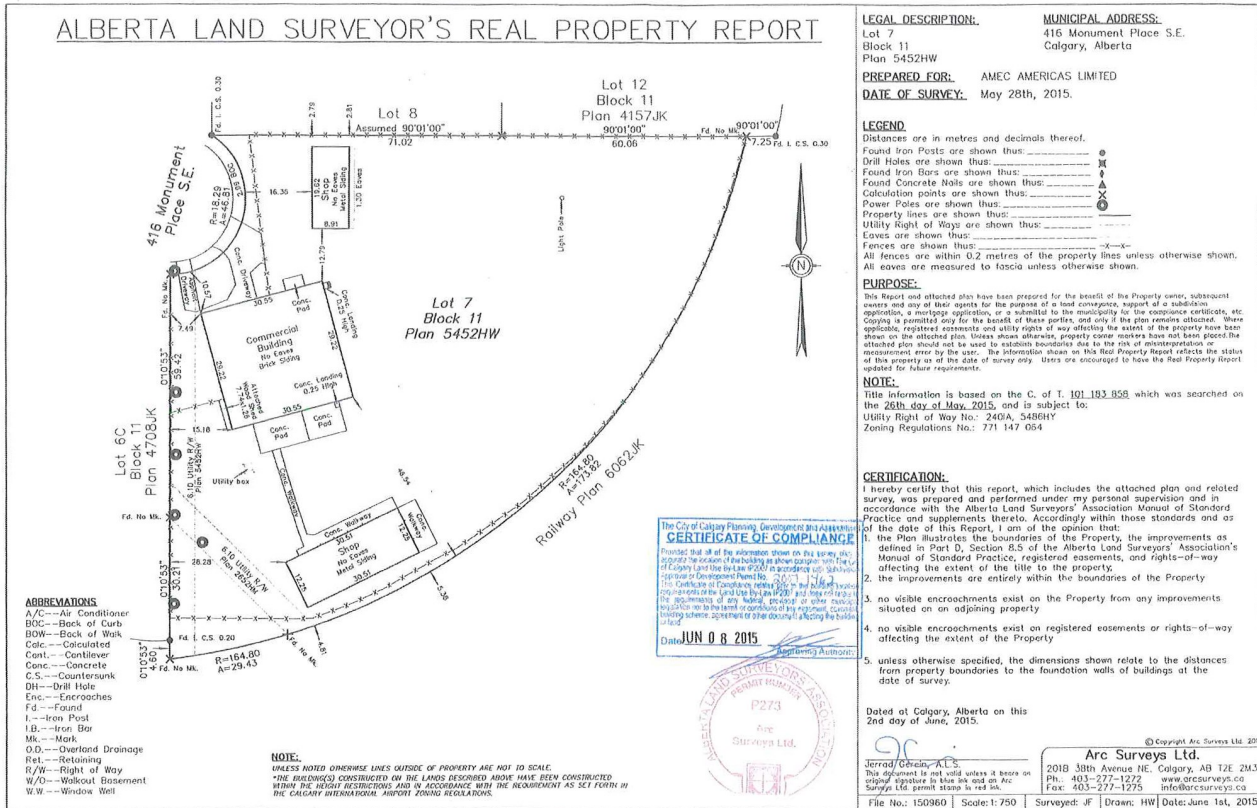


REAR SHOP



OVERVIEW





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