

INDUSTRIAL BAY FOR LEASE

YARD AVAILABLE AT REAR OF BUILDING



FOR LEASE | 930 - 55 AVENUE NE
CALGARY

Leading Agent |
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| FOR LEASE |

BUILDING HIGHLIGHTS

ADDRESS

930 - 55 Avenue NE

LEASE RATE

\$9.50 PSF Year 1 with exalations

SIZE

Office: 1,000 SF
Warehouse: 2,500 SF
Total: 3,250 SF

CLEAR HEIGHT

24'

DISTRICT

Skyline

OP COSTS

\$6.21 PSF

LOADING

1 O/H Drive-In (12'x14')

POWER

100 Amps, 600 Volt, 3 Phase

COMMENTS

- I-G Zoning
- Available immediately
- Easy access to transportation routes
- 3,000 SF of yard at rear

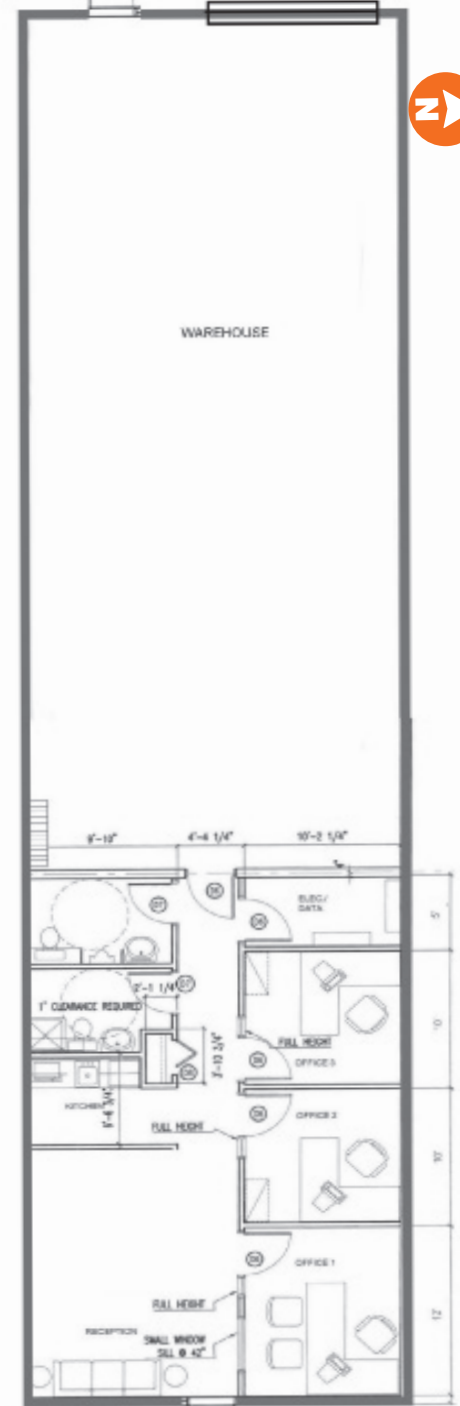
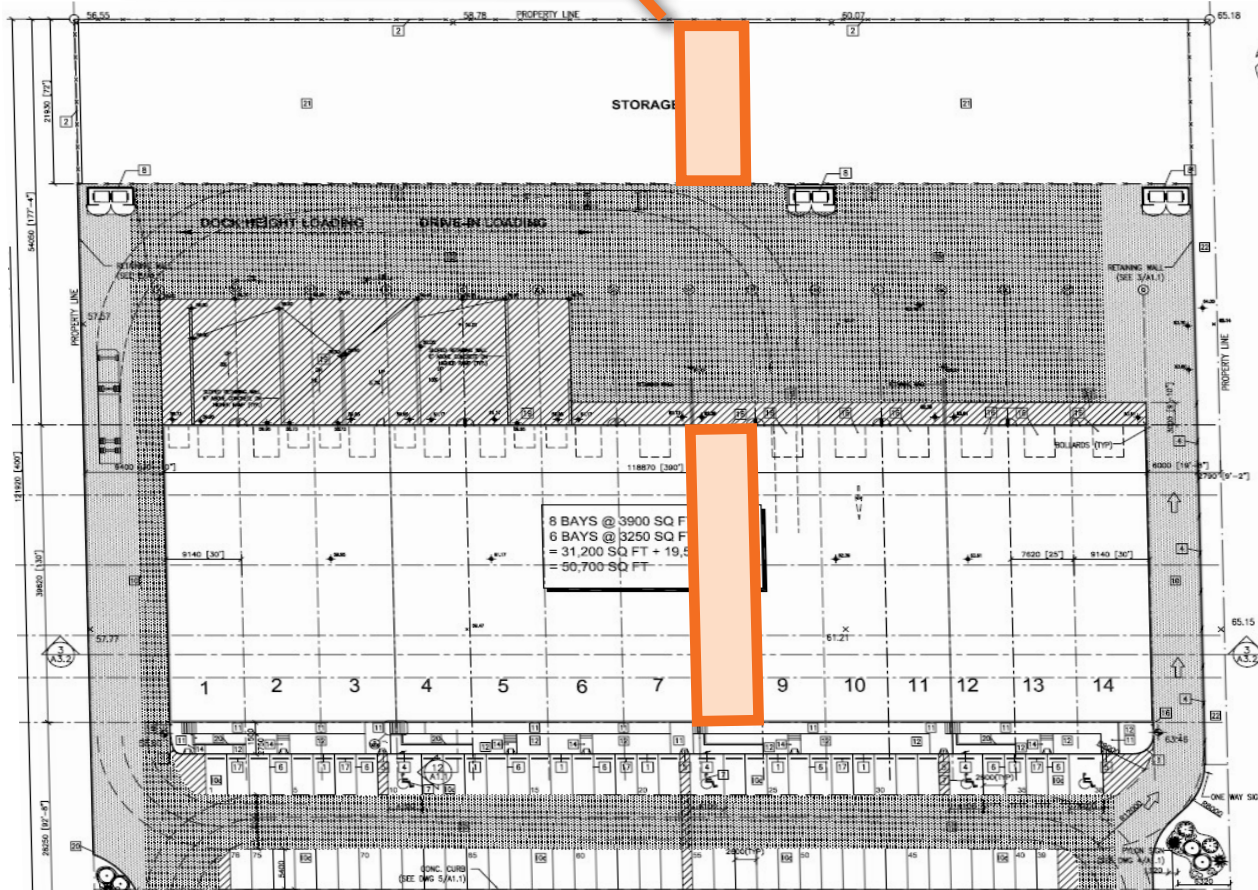


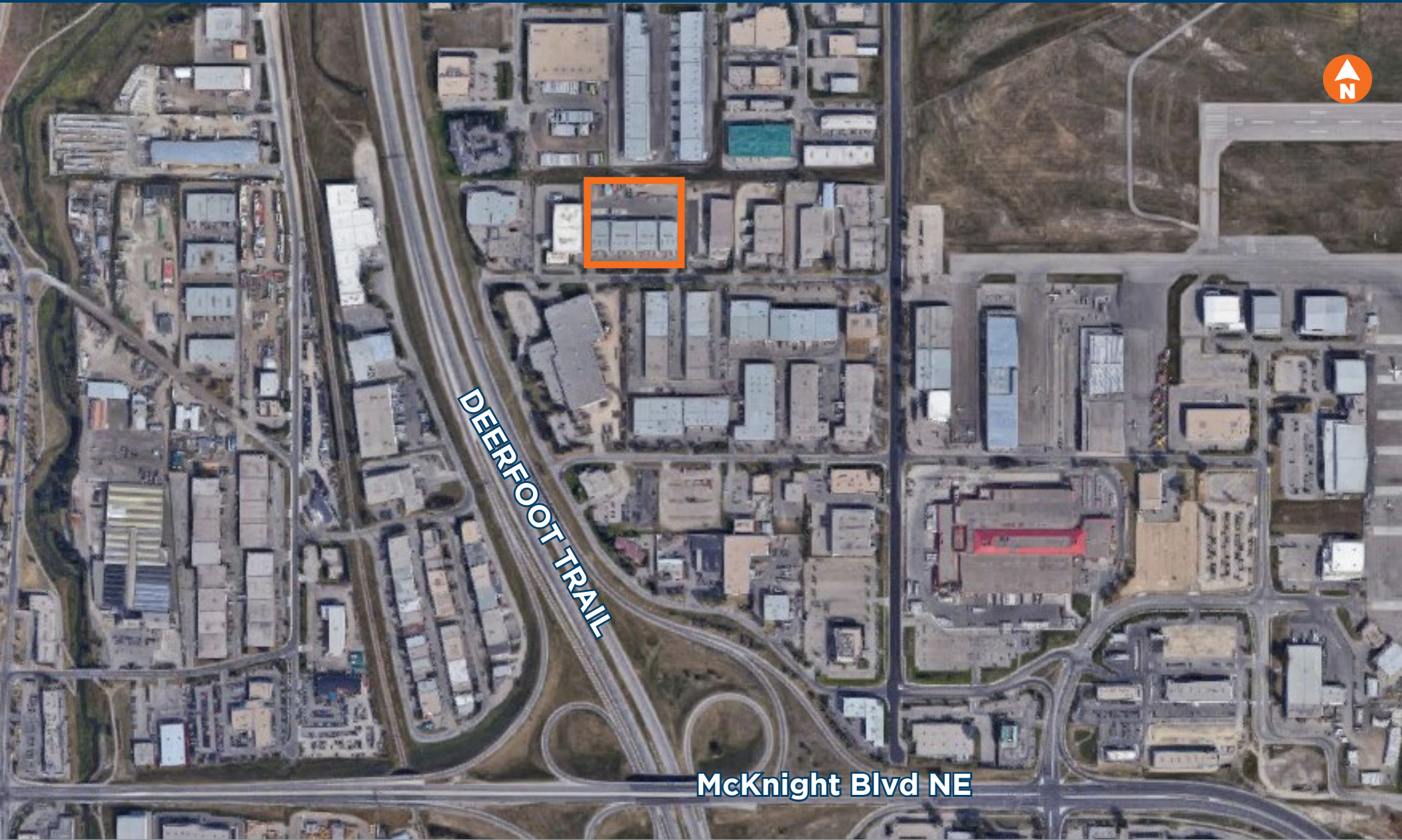
FLOOR PLAN

FOR LEASE



Additional storage yard at back, fenced and gated. (2,800 SF)





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