

Lease

Bays 6 & 7, 6304 Burbank Rd SE



HIGHLIGHTS

- Contemporary office buildout recently upgraded
- Central SE location
- Quick access to Blackfoot Tr., Glenmore Tr. and Deerfoot Tr.
- 55' x 70' paved and fenced yard (additional charge)
- Radiant and overhead heat in warehouse
- Bonus mezzanine storage at no charge
- Double row parking out front

PROPERTY INFORMATION

Area available: **8,400 sq. ft.** 131.25' x 64' m/l
Office: 3,584 sq. ft.
Warehouse: 4,816 sq. ft.

Loading: 2- 12'x14' drive-in doors

Electrical: 200 amp @ 120/208 volt (TBV)
Make-up air 1,000 CFM

Lease Rate: \$9.50 psf

Op Costs: \$4.86 psf (2021)

Occupancy: Aug. 1, 2021



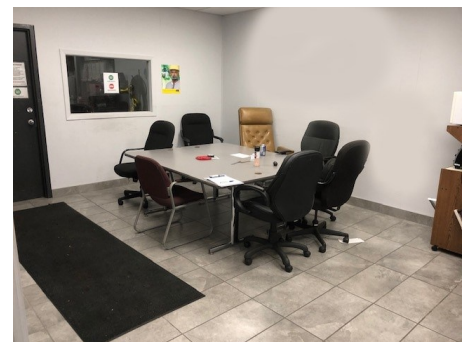
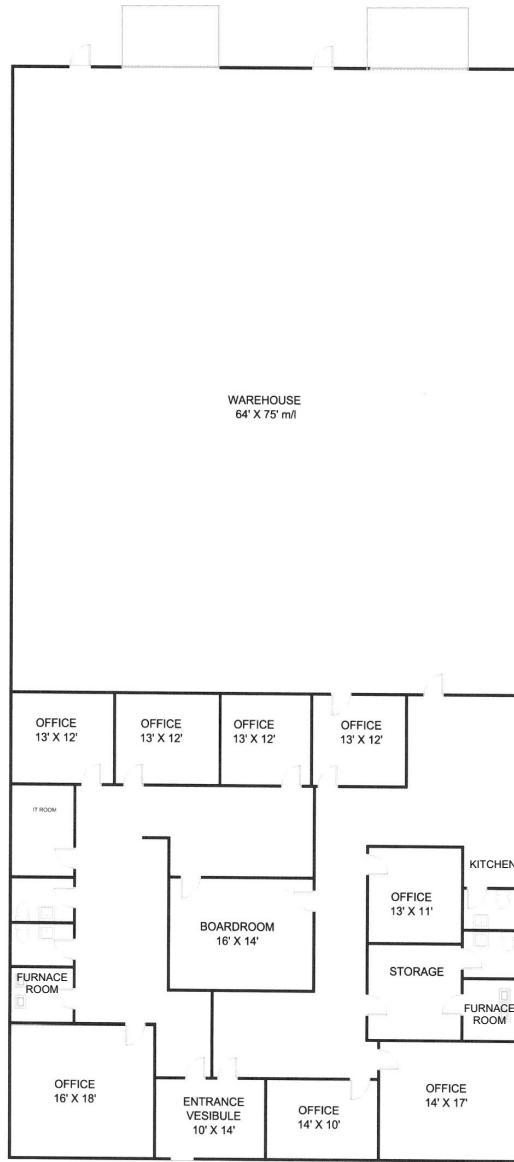
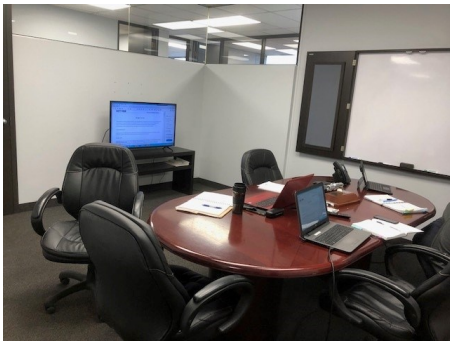
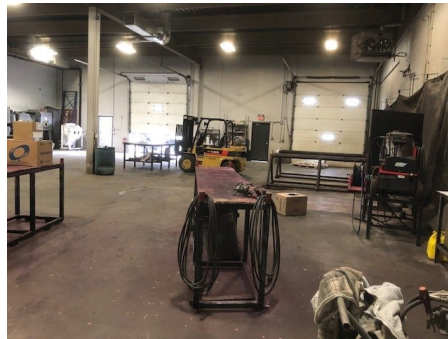
Commercial Real Estate Services

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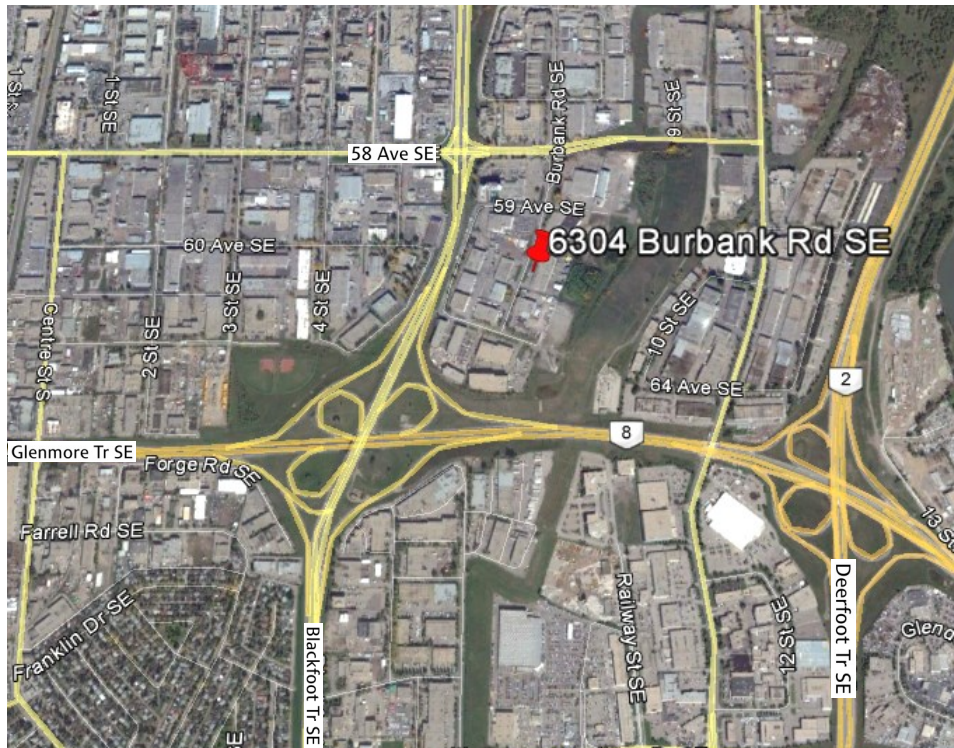
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