

**FOR LEASE**

**HIGHEST QUALITY  
CONSTRUCTION N.E. CALGARY**

*Rare Small Bay with Dock and Drive In Loading*



**BAY #35, 1011 - 57 Ave. N.E. CALGARY, AB**

**HIGHLIGHTS / FEATURES**

- One block East of Deerfoot Trail
- Generous marshalling area
- Ample double row parking
- Combination overhead gas fired unit heater and radiant heat in warehouse
- Quality office build out
- LED Lighting in Office and Warehouse
- Air exchange unit with CO<sub>2</sub> detectors. Allows for storage of up to 1 vehicle per bay overnight

Lead Agent

**Harvey Aronovich**

Associate Vice President

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**Tate Aronovich**

Associate

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**PROPERTY INFORMATION**

Total Area	3,200 sq. ft.
Warehouse:	2,038 sq. ft.
Office:	1,162 sq. ft.
Power:	100 Amps @ 600 Volts (TBV)
Loading:	1 - 12' x 14' Drive In (Electric Opener) 1 - 8' x 10' Dock
Ceiling Height:	19' Clear
Lease Rate:	\$14.00 psf.
Op Costs:	\$4.96
Available:	August 1, 2022

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MAIN ENTRANCE AND RECEPTION



OFFICE



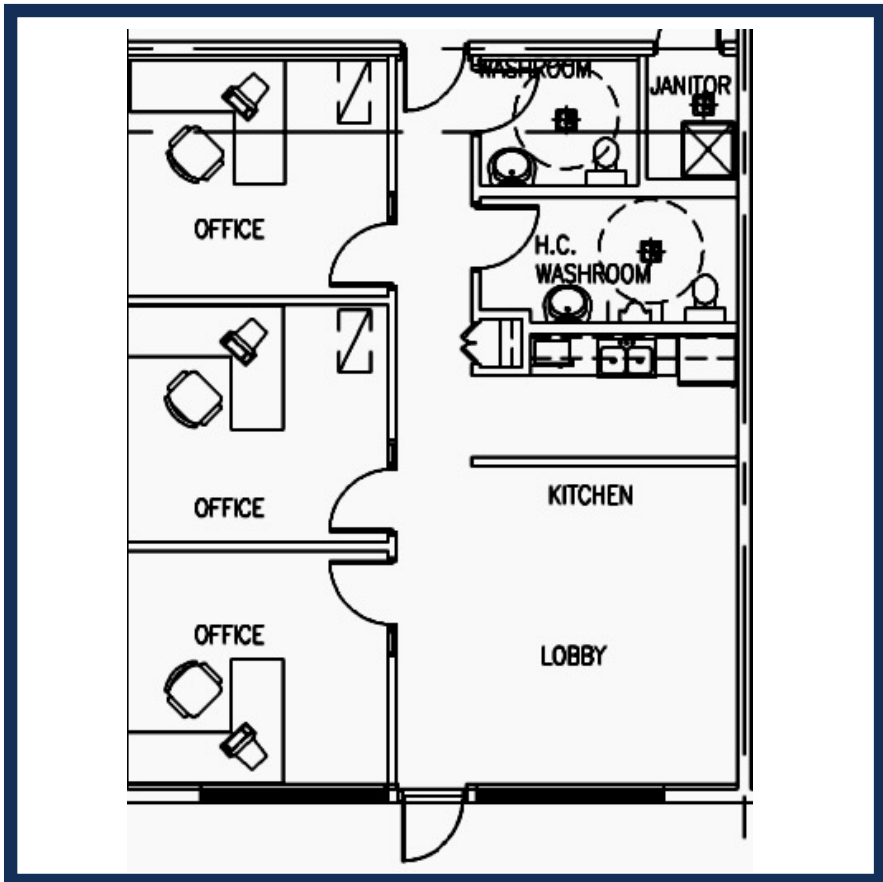
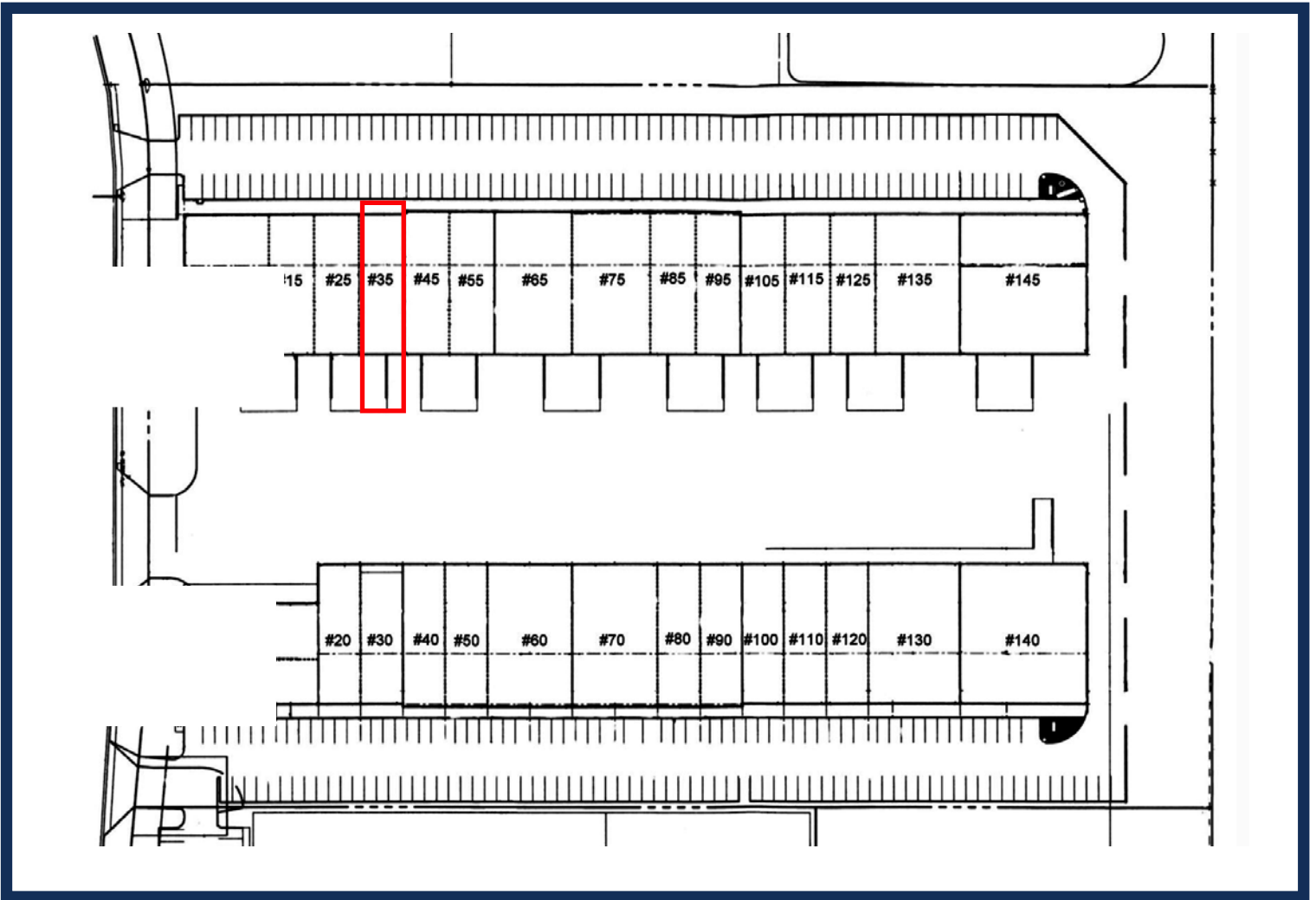
KITCHEN AREA



DOCK AND DRIVE-IN LOADING



WAREHOUSE





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