

INDUSTRIAL BAY FOR LEASE



FOR LEASE |

Bay 15, 5030 - 13 Street S.E.
CALGARY

Lead Agent |

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| FOR LEASE |

BUILDING SPECS

ADDRESS

Bay 15, 5030 13 Street S.E.

DISTRICT

Manchester Industrial

TOTAL AREA

Office: 813 SF

Warehouse: 2,371 SF

TOTAL: 3,184 SF

LOADING

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

POWER

100 Amps, @120/208 Volt

LEASE RATE

\$10.00 PSF
with Escalations

CLEAR HEIGHT

18'

OP COSTS

\$5.32 PSF (EST. 2022)

AVAILABILITY

June 1, 2022

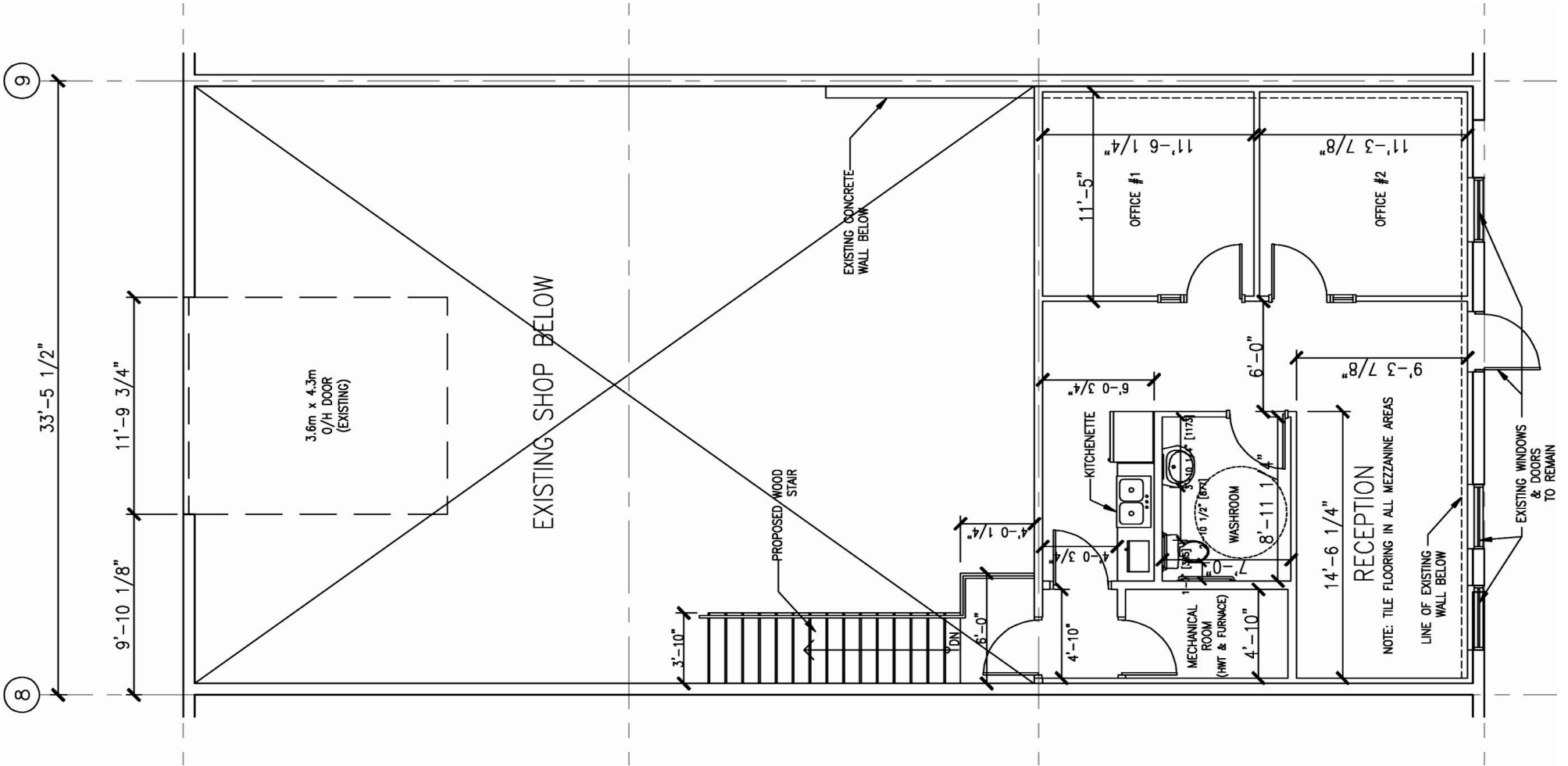
HIGHLIGHTS

- Newer Office build out
- Great Central Location
- Easy access to all major transportation routes
- Large paved loading area at rear
- Sump located in warehouse



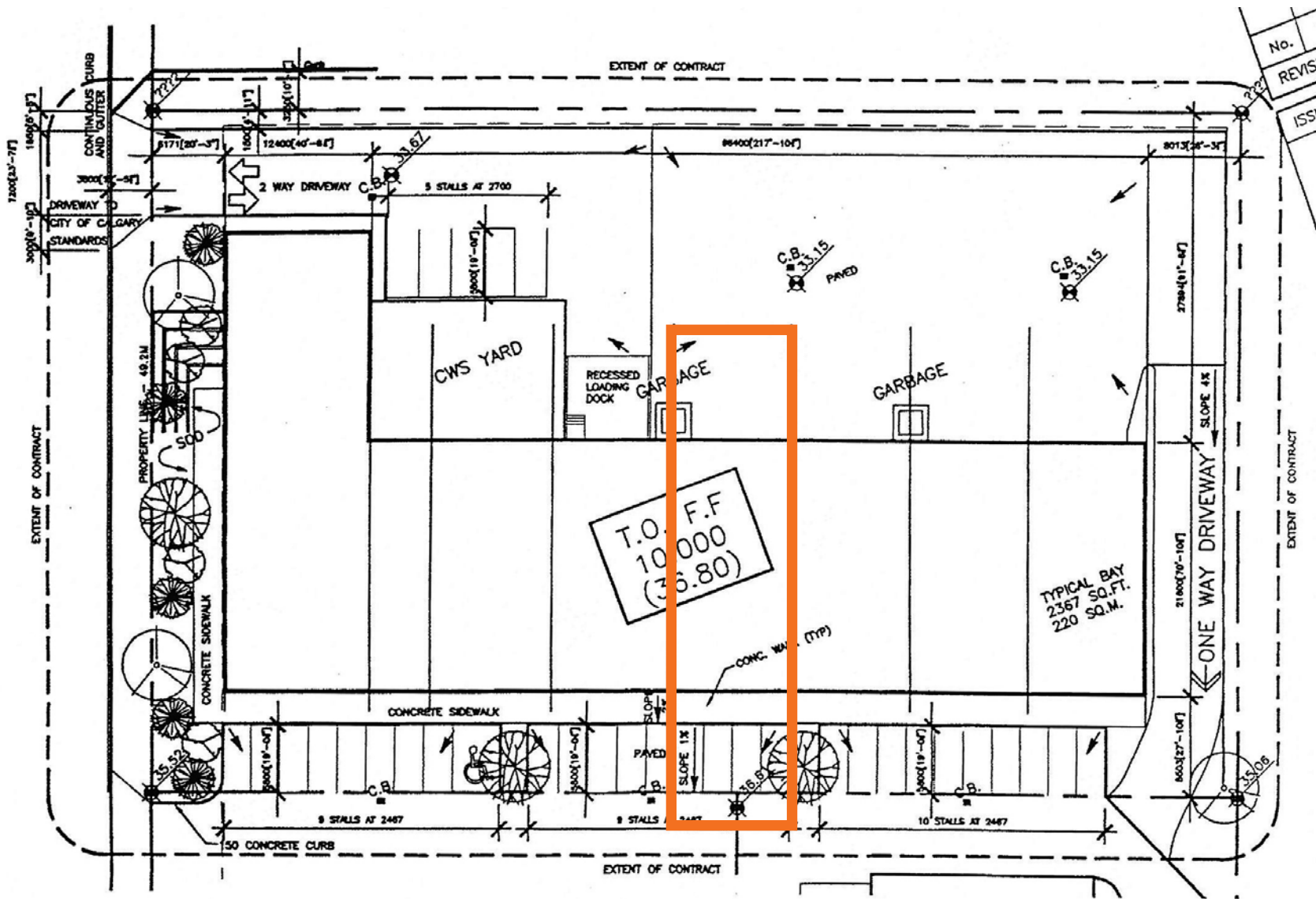
FLOOR PLAN

FOR LEASE



SITE PLAN

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