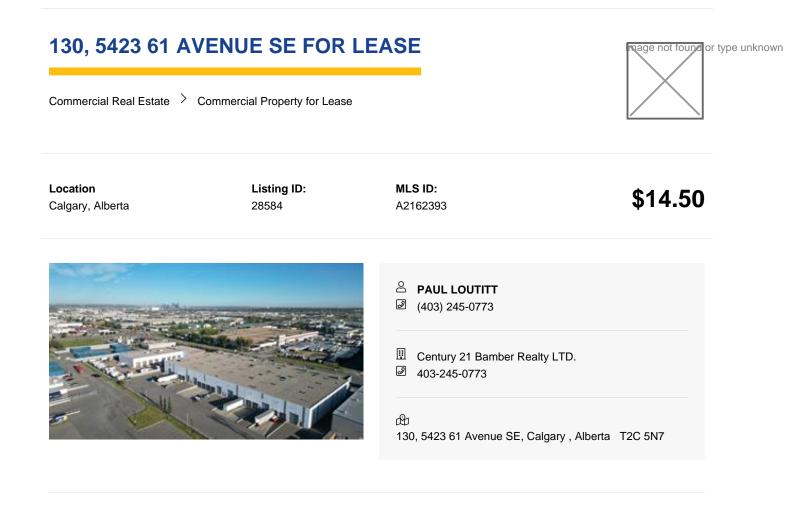


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Transaction Type For Lease

Lease Frequency Annually

Subdivision Foothills

Structure Type Warehouse

Legal Plan 1811679

Footprint (Sq. Ft.) 10911

Foundation Poured Concrete

Inclusions NA Days On Market

Lease Term Negotiable

Building Type Warehouse

Property Type Commercial

**Building Area (Sq. Ft.)** 12353.00

Construction Type Concrete

Cooling Central Air

Restrictions None Known Lease Amount 14.50

Zoning I-G

Year Built 2019

Property Sub Type Industrial

Building Area (Sq. M.) 1147.62

Roof Flat Torch Membrane, Membrane

Heating Combination,Overhead Heater(s),Natural Gas

Reports Condo/Strata Bylaws

12,353 sq. ft. including mezzanine Available Highlights: -- - Excellent location just off 52 Street SE, proximity and direct access to Stoney Trail on 61 Ave and Deerfoot via Glenmore Trail. - Newer state of the art pre-cast concrete construction, developed main floor office, 1,442 sq. ft. open concrete mezzanine with separate entrance, balance is open warehouse. - Key features include, 10 stall double row parking, 26' ceiling height, heavy floor load, LED Lighting, skylights, ceiling fans, ESFR fire protection, 2 electric dock loading doors with levelers, and electric drive in door with sump. - Drive around yard with generous depth and loading. Rare find, state of the Art Industrial Condominium development , fully developed main floor office includes large reception, ample open office concept area , private office, boardroom, kitchen, washroom, balance of space open warehouse. Excellent location providing direct access to all major traffic corridors. Tenant occupied ample notice required, during normal business hours.

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