

# FOR LEASE      BURNSLAND WAREHOUSE / OFFICE

Bay 10, 5622 Burleigh Crescent S.E.



## 4,775 Square Feet



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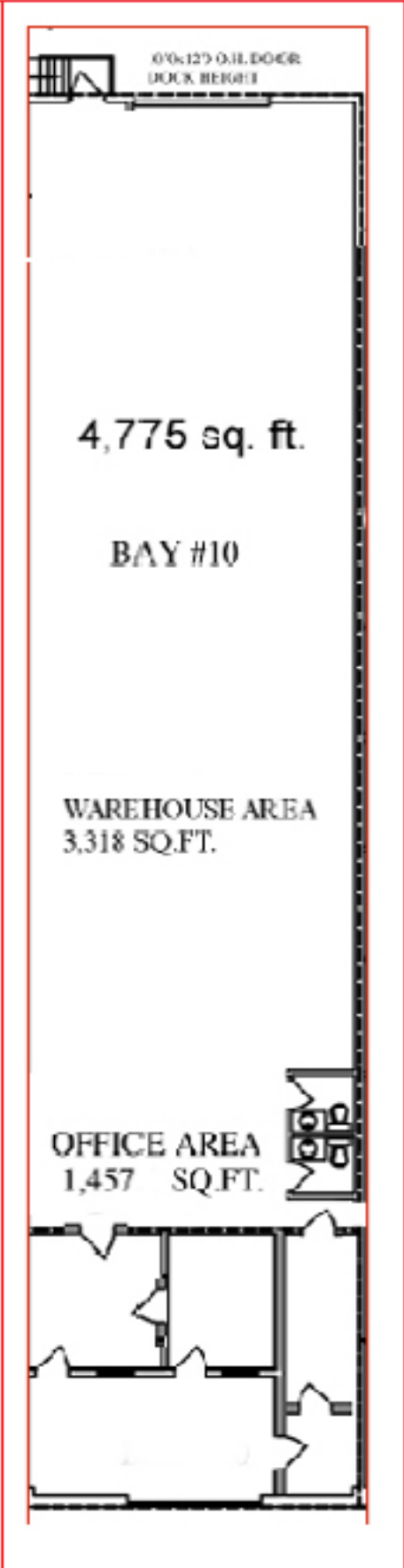
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## PROPERTY HIGHLIGHTS

Bay 10, 5622 Burleigh Crescent S.E.

|                           |   |
|---------------------------|---|
| <b>DISTRICT:</b>          | <b>Burnsland</b>  |
| <b>LEGAL DESCRIPTION:</b> | <b>Plan 7326JK; Block A; Lot 11-13</b>  |
| <b>ZONING:</b>            | <b>I-G</b>  |
| <b>BUILDING SIZE:</b>     | <b>62,400 sq. ft.</b>   |
| <b>OFFICE:</b>            | <b>1,457 sq. ft.</b>  |
| <b>WAREHOUSE:</b>         | <b>3,318 sq. ft.</b>  |
| <b>CEILING HEIGHT:</b>    | <b>18'</b>  |
| <b>LOADING:</b>           | <b>1 - 8' X 10' DK</b>  |
| <b>ELECTRICAL:</b>        | <b>200 Amps; / 110/208 Volts</b>  |
| <b>MECHANICAL:</b>        | <b>Unit Heaters, Roof Top Unit</b>  |
| <b>LEASE RATE:</b>        | <b>\$11.00 per sq. ft.</b>  |
| <b>PROPERTY TAX:</b>      | <b>\$2.29 per sq. ft.</b>   |
| <b>OPERATING COSTS:</b>   | <b>\$2.71 per sq. ft. ("2018 Budget")</b>   |
| <b>AVAILABLE:</b>         | <b>IMMEDIATE</b>  |
| <b>FEATURES:</b>          | <b>Central Location<br/>Ample Parking / Loading<br/>Building Renovations (2018)</b> |

FLOOR PLAN  
Bay 10, 5622 Burleigh Crescent S.E.



# City Map

