

# FOR LEASE WAREHOUSE

# FOOTHILLS

## Bay 130/140, 6328 - 30th St. S.E.



## 5,300 Square Feet



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# PROPERTY HIGHLIGHTS

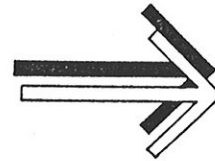
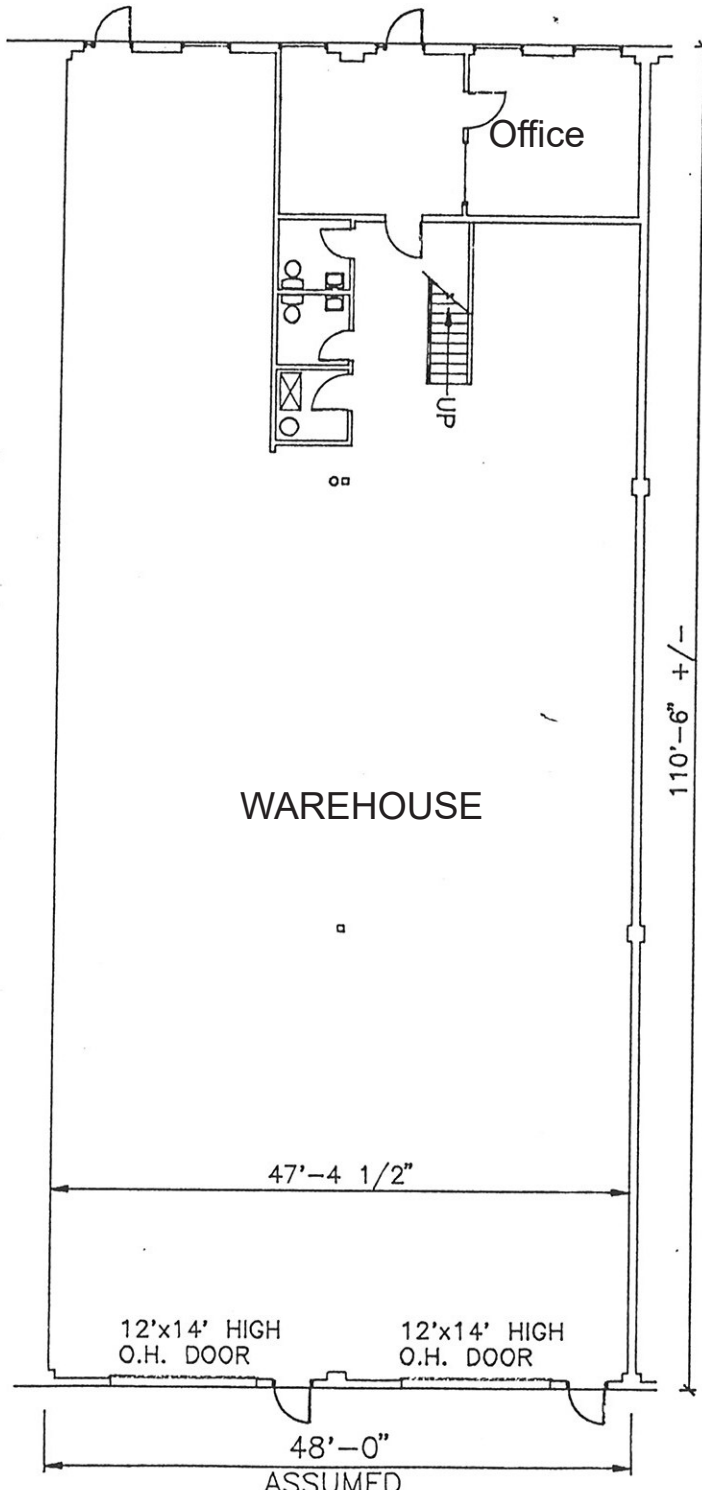
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<b>DISTRICT:</b>	Foothills
<b>LEGAL DESCRIPTION:</b>	Lot 14, Block 8, Plan 751LK
<b>ZONING:</b>	I - G
<b>SITE SIZE:</b>	1.16 Acres
<b>BUILDING SIZE:</b>	18,500 Sq. Ft.
<b>BAY SIZE:</b>	5,300 Sq. Ft.
<b>WAREHOUSE:</b>	3,435 Sq. Ft.
<b>OFFICE:</b>	1,865 Sq. Ft.
<b>ELECTRICAL:</b>	200 Amps
<b>MECHANICAL:</b>	Furnace, Unit Heaters
<b>LOADING:</b>	2 - 12' x 14' Surface
<b>CEILING HEIGHT:</b>	20'
<b>LEASE RATE:</b>	\$11.00 per Sq.Ft.
<b>OPERATING COSTS:</b>	\$3.01 per Sq. Ft. ("2018 Budget")
<b>PROPERTY TAXES:</b>	\$2.77 per Sq. Ft.
<b>AVAILABLE:</b>	Immediate
<b>COMMENTS:</b>	Good access to Barlow Trail and Glenmore Trail Calgary Transit Bus Route #23, #72 or #73



# FLOOR PLAN

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## NOTE:

MEASUREMENTS  
ARE APPROXIMATE  
AND NOT WARRANTED  
TO BE EXACT

TOTAL RENTABLE  
SQUARE FOOTAGE:  
5294 SQ. FT.

AREA CALCULATION BASED ON SPACE  
DEFINED BY CENTRELINE OF DEMISING WALLS  
AND FACE OF GLASS LINE