

FOR LEASE WAREHOUSE

FOOTHILLS

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



5,300 Square Feet



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PROPERTY HIGHLIGHTS

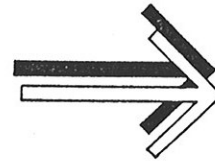
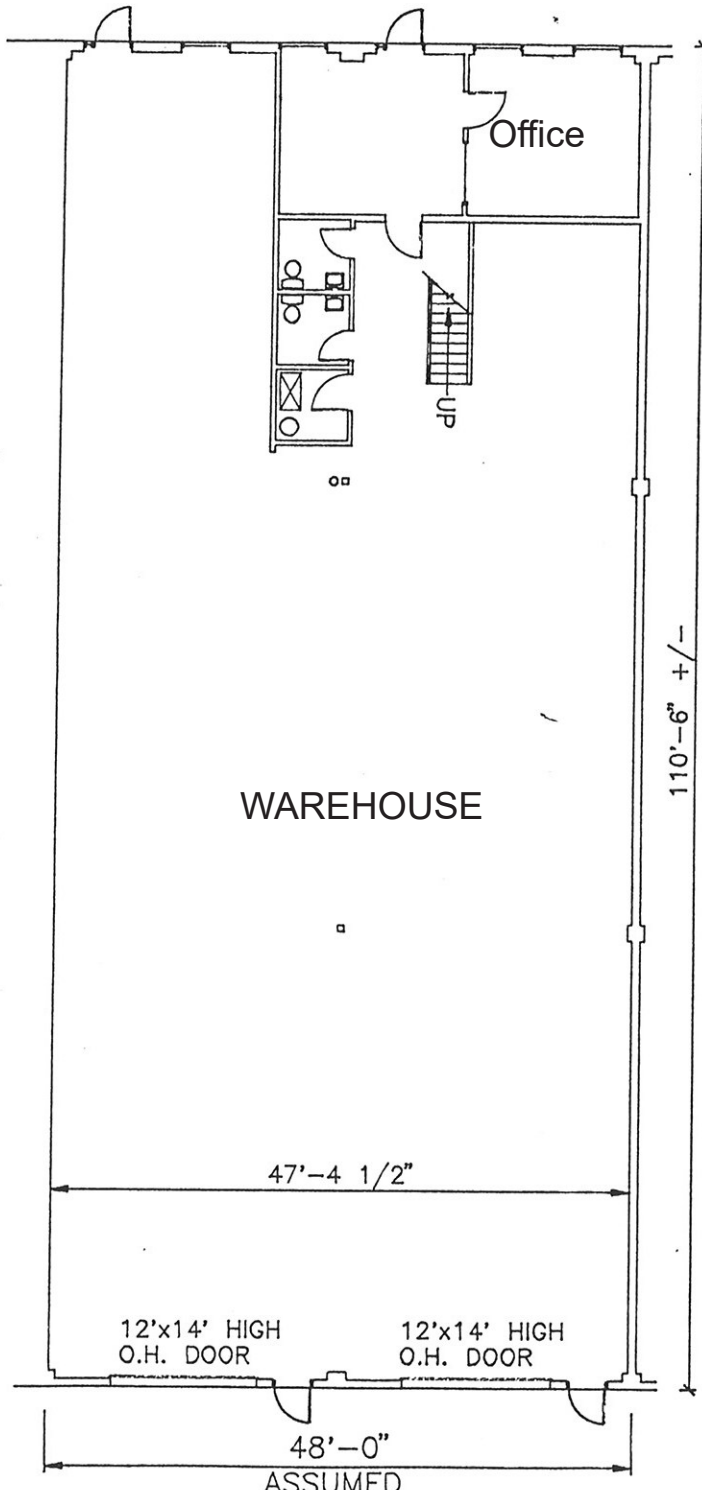
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DISTRICT:	Foothills
LEGAL DESCRIPTION:	Lot 14, Block 8, Plan 751LK
ZONING:	I - G
SITE SIZE:	1.16 Acres
BUILDING SIZE:	18,500 Sq. Ft.
BAY SIZE:	5,300 Sq. Ft.
WAREHOUSE:	4,800 Sq. Ft.
OFFICE:	500 Sq. Ft.
ELECTRICAL:	200 Amps
MECHANICAL:	Furnace, Unit Heaters
LOADING:	(2) Surface 12' x 14'
CEILING HEIGHT:	20'
LEASE RATE:	\$11.00 per Sq.Ft.
OPERATING COSTS:	\$3.01 per Sq. Ft. ("2018 Budget")
PROPERTY TAXES:	\$2.77 per Sq. Ft.
AVAILABLE:	Immediate
COMMENTS:	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