

FOR LEASE WAREHOUSE

FOOTHILLS

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



5,300 Square Feet



Norcal Realty & Management Corp.

Phone: (403) 291-3010
Suite 260, 3015 - 12th Street N.E.
Calgary, Alberta T2E 7J2
www.norcalgroup.com

Hardy Neilsen
Direct Tel: (403) 540-6332
hardy@norcalgroup.com

Ivan Stark
Direct Tel: (403) 835-3676
istark@norcalgroup.com

Kevin Deeks
Direct Tel: (403) 819 - 8331
kdeeks@norcalgroup.com

PROPERTY HIGHLIGHTS

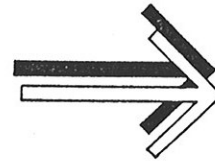
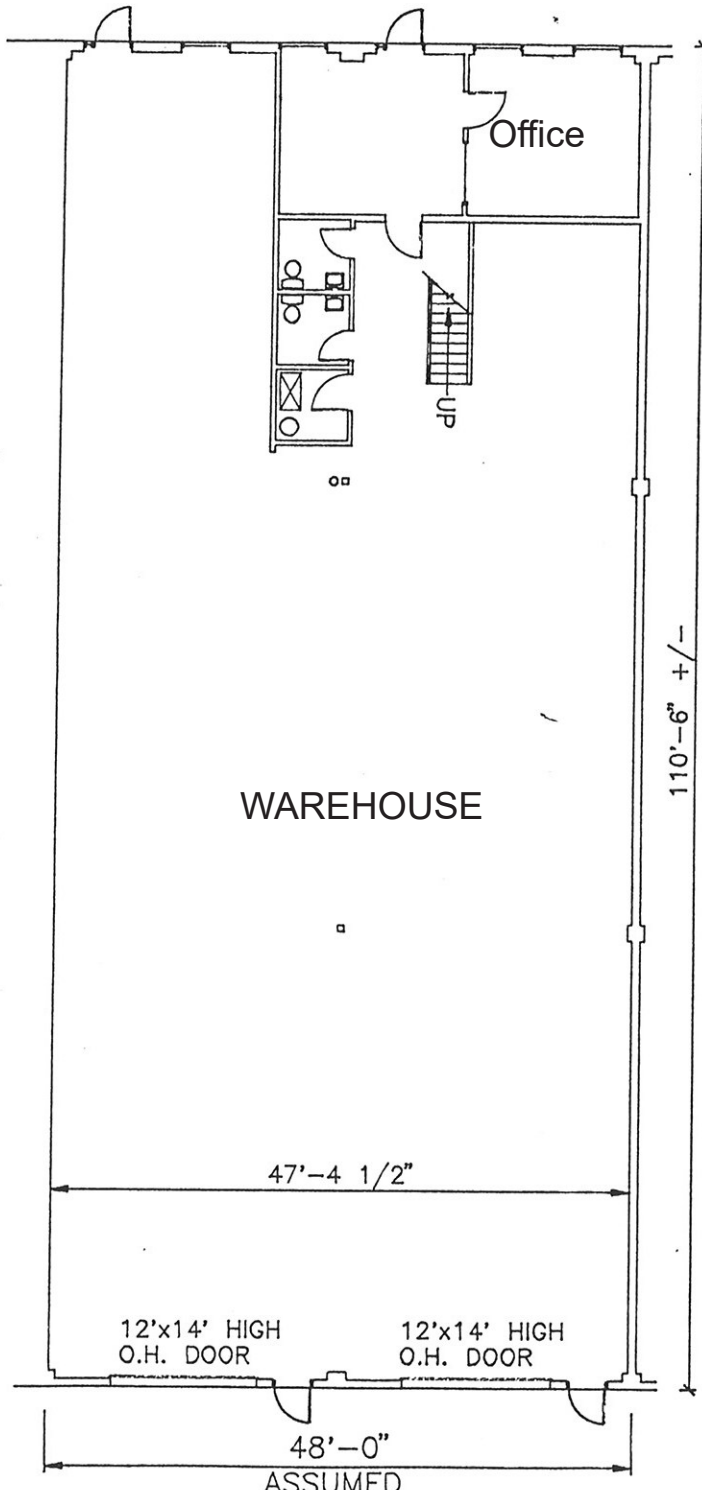
Bay 130/140, 6328 - 30th Street S.E.

DISTRICT:	Foothills
LEGAL DESCRIPTION:	Lot 14, Block 8, Plan 751LK
ZONING:	<u>I-G</u>
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

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



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