

FOR LEASE

HORIZON

WAREHOUSE / OFFICE

Bay 3/4, 2712 - 37th Avenue N.E.



7,500 Square Feet



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PROPERTY HIGHLIGHTS

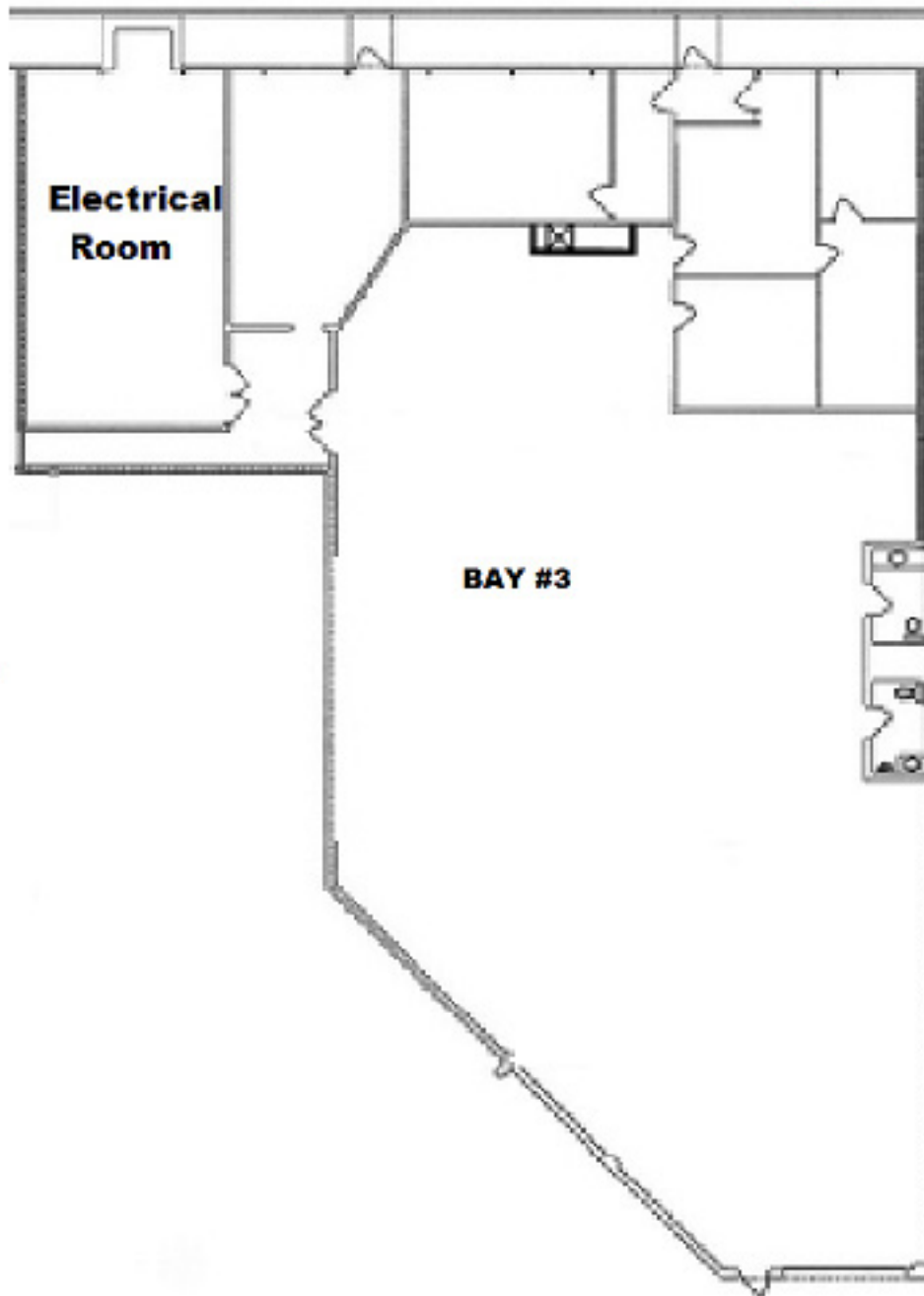
Bay 3/4, 2712 - 37th Avenue N.E.

DISTRICT:	Horizon
LEGAL DESCRIPTION:	Plan 8490AP; Block 7; Lot 6-8
ZONING:	I-G
BUILDING SIZE:	56,147 Sq. Ft.
BAY SIZE:	7,500 Sq. Ft.
OFFICE:	2,500 Sq. Ft.
WAREHOUSE:	5,000 Sq. Ft.
LOADING:	1 - 12' x 12' Surface
CEILING HEIGHT:	20'
ELECTRICAL:	
MAIN:	200 Amps; 347/600 Volts
DEDICATED:	2000 Amps; 600 Volts
MECHANICAL:	RTU and Warehouse Unit Heaters
LEASE RATE:	\$9.00 per Sq. Ft.
PROPERTY TAX:	\$2.40 per Sq. Ft.
OPERATING COSTS:	\$2.55 per Sq. Ft. ("2018 Budget")
AVAILABLE:	Immediate
COMMENTS:	Central NE Location, Easy Access to Barlow Trail & McKnight Blvd. Calgary Transit Bus Route #54

LOCATION



FLOOR PLAN
Bay 3/4, 2712 - 37th Avenue N.E.



CITY OF CALGARY

Bay 3/4, 2712 - 37th Avenue N.E.

