

FOR LEASE
WAREHOUSE

FRANKLIN

611 - 28th Street N.E.



6,500 Square Feet



Norcal Realty & Management Corp.

Phone: (403) 291-3010 Fax: (403) 291-3591
Suite 260, 3015 - 12th Street N.E.
Calgary, Alberta T2E 7J2
www.norcalgroup.com

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

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

PROPERTY HIGHLIGHTS

611 - 28th Street N.E.

DISTRICT:	Meridian
LEGAL DESCRIPTION:	Plan 7655HF, Block 7, Lot 1
ZONING:	I-G
BUILDING SIZE:	96,051 Sq. Ft.
BAY SIZE:	6,500 Sq. Ft.
WAREHOUSE:	6,500 Sq. Ft.
LOADING:	Dock (1) 8' x 10'
CEILING HEIGHT:	24'
ELECTRICAL:	400 Amps, 600 Volts
HEATING:	Unit heaters and RTU
LEASE RATE:	\$11.00 per Sq. Ft.
PROPERTY TAX:	\$1.79 per Sq. Ft.
OPERATING COSTS:	\$2.31 per Sq. Ft. ("2018 Budget")
AVAILABLE:	Immediately
COMMENTS:	Mezzanine Calgary Transit Bus Route #127 High Traffic Location



FLOOR PLAN
611 - 28th Street N.E.



WAREHOUSE

Bay #611

CITY MAP

611 - 28th Street N.E.

