

FOR LEASE Freezer/Cooler WAREHOUSE

611/613 - 28th Street N.E.



13,000 Square Feet



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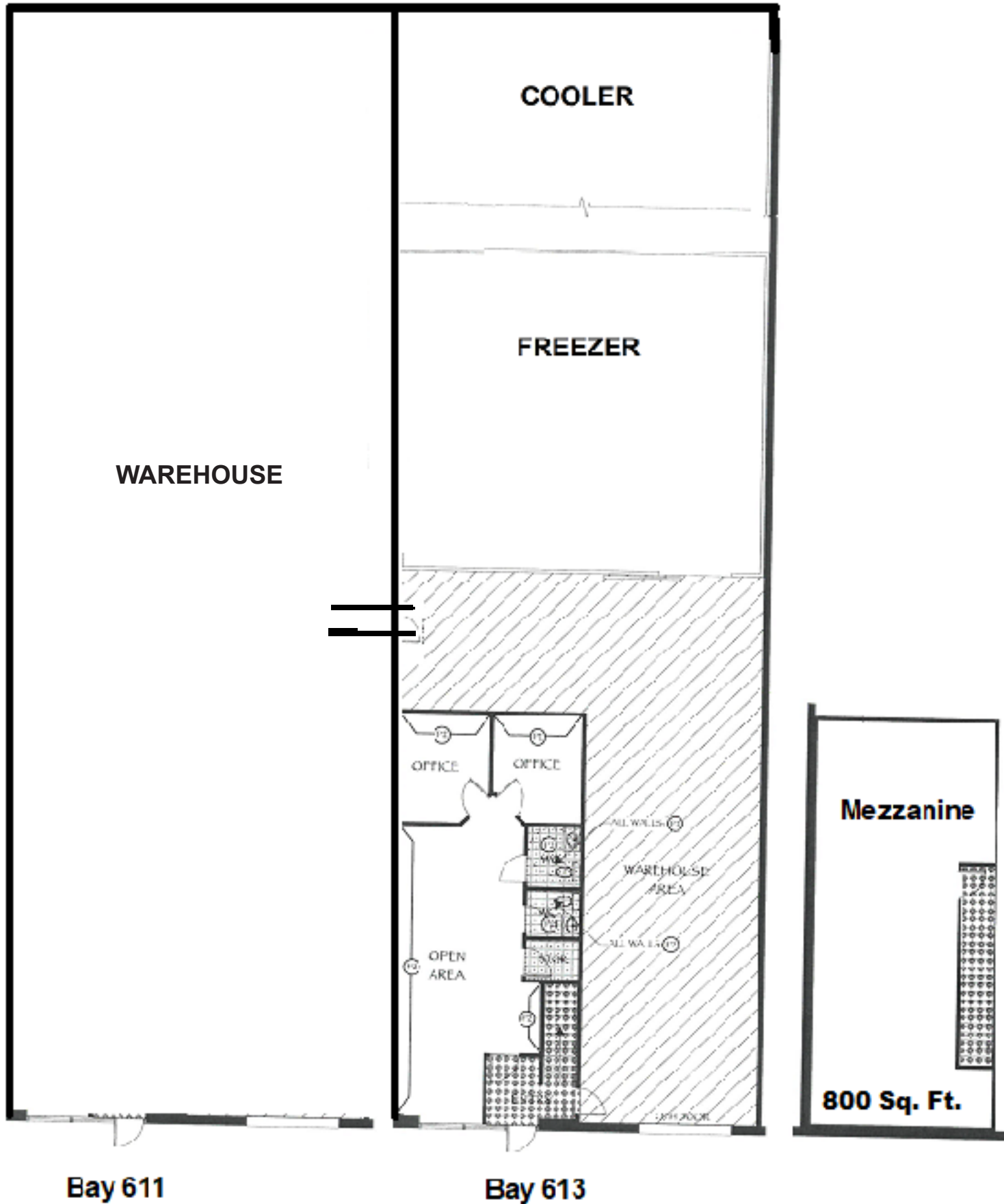
PROPERTY HIGHLIGHTS

611/613 - 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:	13,000 Sq. Ft.
OFFICE SIZE:	1,500 Sq. Ft.
WAREHOUSE:	6,500 Sq. Ft.
FREEZER:	4,000 Sq. Ft.
COOLER:	1,000 Sq. Ft.
LOADING:	Dock (2) 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:	800 Sq. Ft. Mezzanine Calgary Transit Bus Route #127 High Traffic Location



FLOOR PLAN
611/613 - 28th Street N.E.



CITY MAP

611/613 - 28th Street N.E.

