

FOR LEASE

MERIDIAN

WAREHOUSE / OFFICE

625 - 28th Street N.E.



18,000 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

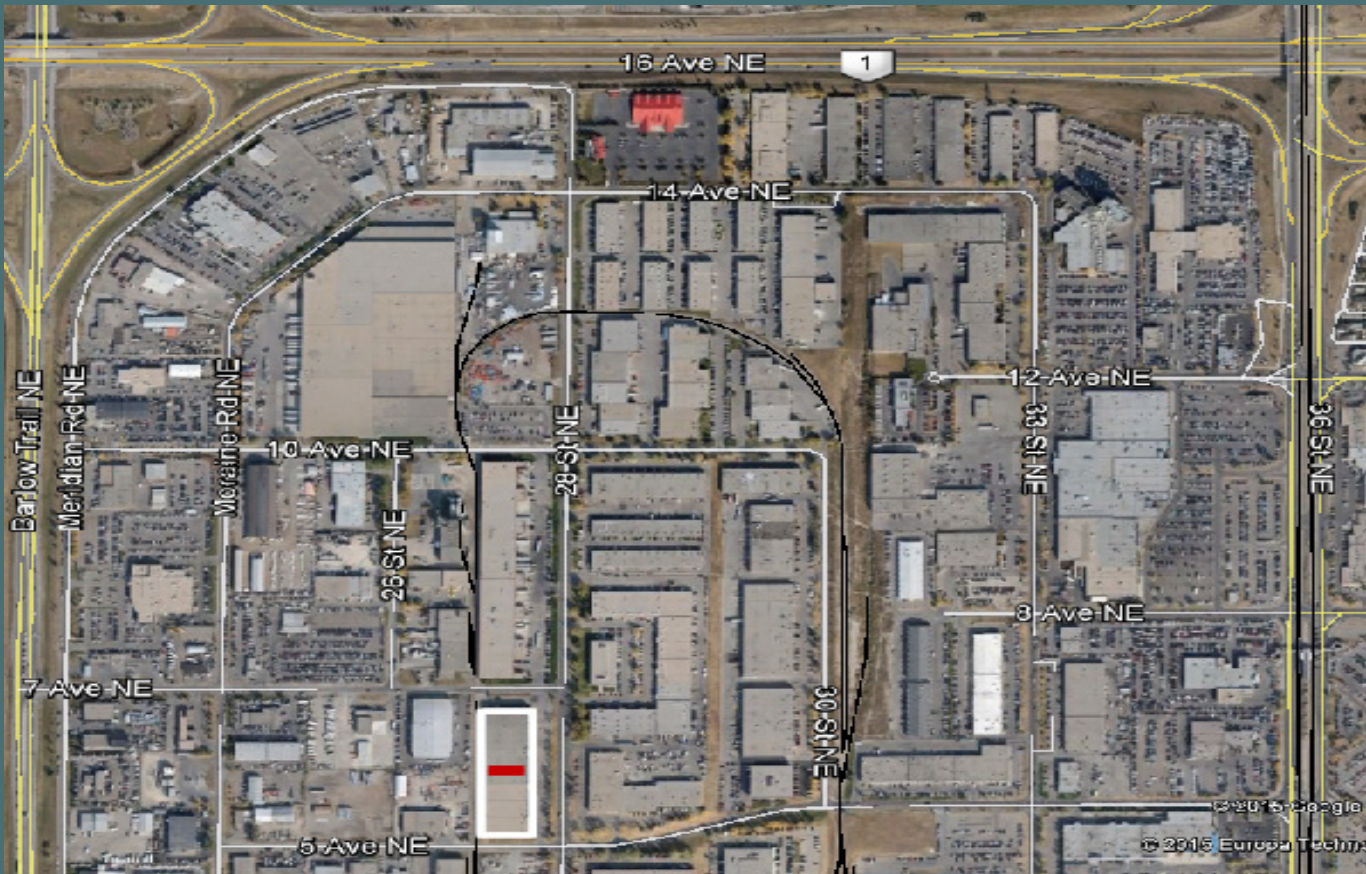
The information contained herein is provided for general information only and is subject to change at any time. Norcal Realty & Management (or its affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing brochure.

PROPERTY HIGHLIGHTS

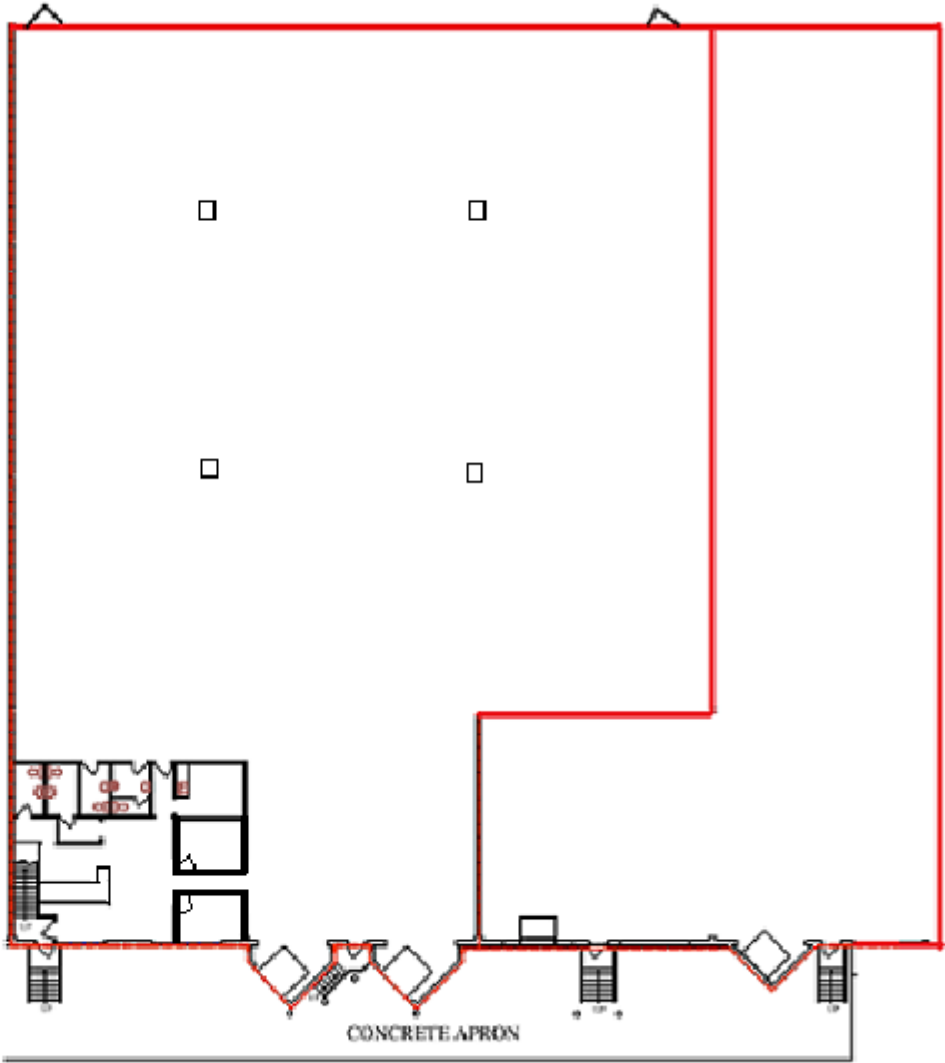
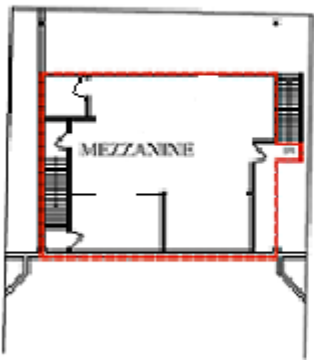
625 - 28th Street N.E.

DISTRICT:	Meridian
LEGAL DESCRIPTION:	Plan 7655HF, Block 7, Lot 1
ZONING:	I-G
BUILDING SIZE:	96,000 Sq. Ft.
BAY SIZE:	18,000 Sq. Ft.
OFFICE SIZE:	1,000 Sq. Ft.
WAREHOUSE SIZE:	17,000 Sq. Ft.
LOADING:	2 - 8' x 10' Docks
CEILING HEIGHT:	24'
ELECTRICAL:	400 Amps, 600 Volts
HEATING:	Unit heaters and RTU
LEASE RATE:	\$9.50 per Sq. Ft.
PROPERTY TAX:	\$1.79 per Sq. Ft.
OPERATING COSTS:	\$2.19 per Sq. Ft. ("2018 Budget")
AVAILABLE:	Immediately
COMMENTS:	Developed Mezzanine 1,000 Sq. Ft. New Warehouse Lighting (T5) Calgary Transit Bus Route #127 High Traffic Location

LOCATION



FLOOR PLAN
625 - 28th Street N.E.



CITY MAP

625 - 28th Street N.E.

