

FOR LEASE

MERIDIAN

WAREHOUSE / OFFICE

625 - 28th Street N.E.



18,000 Square Feet



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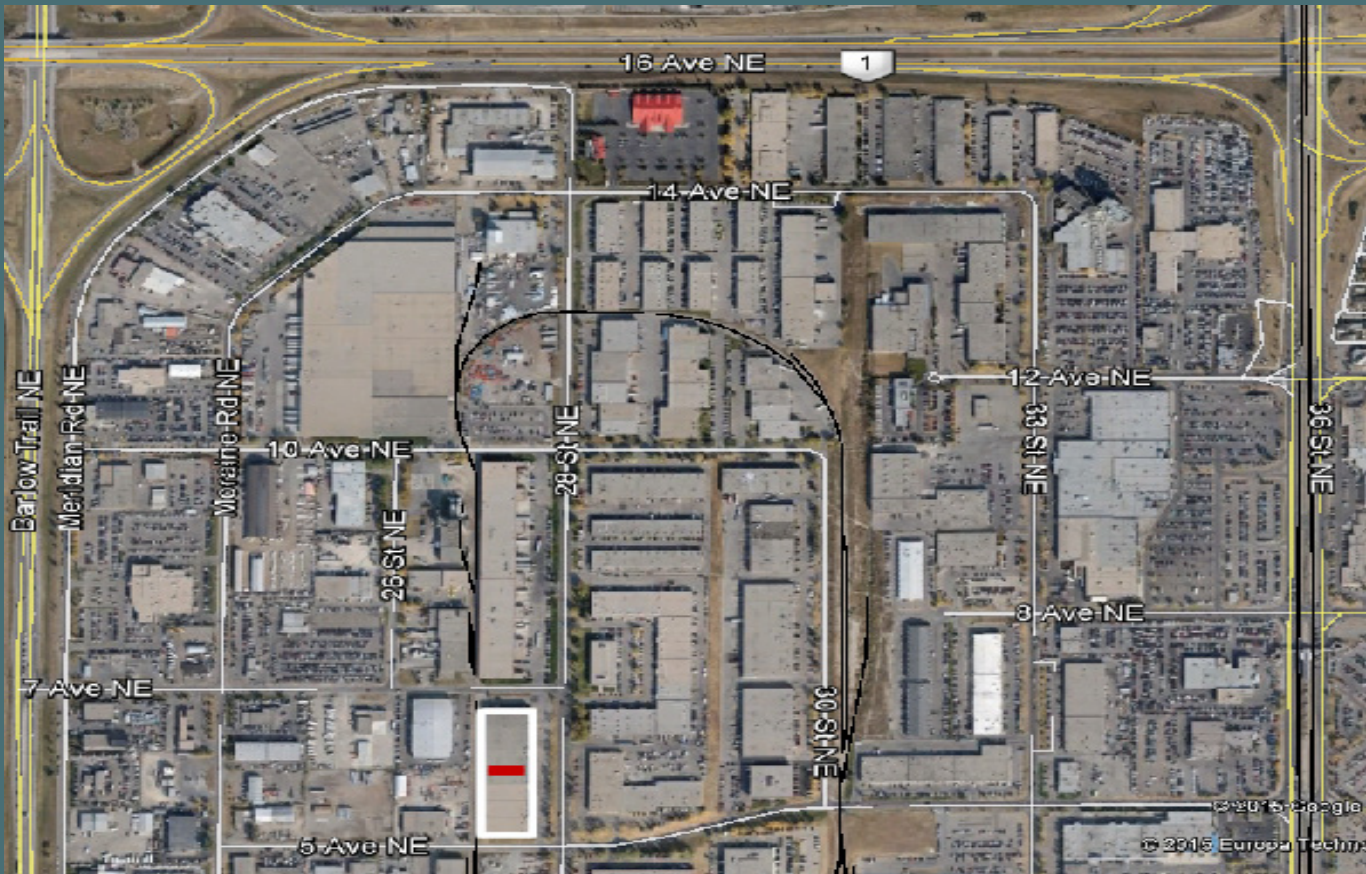
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PROPERTY HIGHLIGHTS

625 - 28th Street N.E.

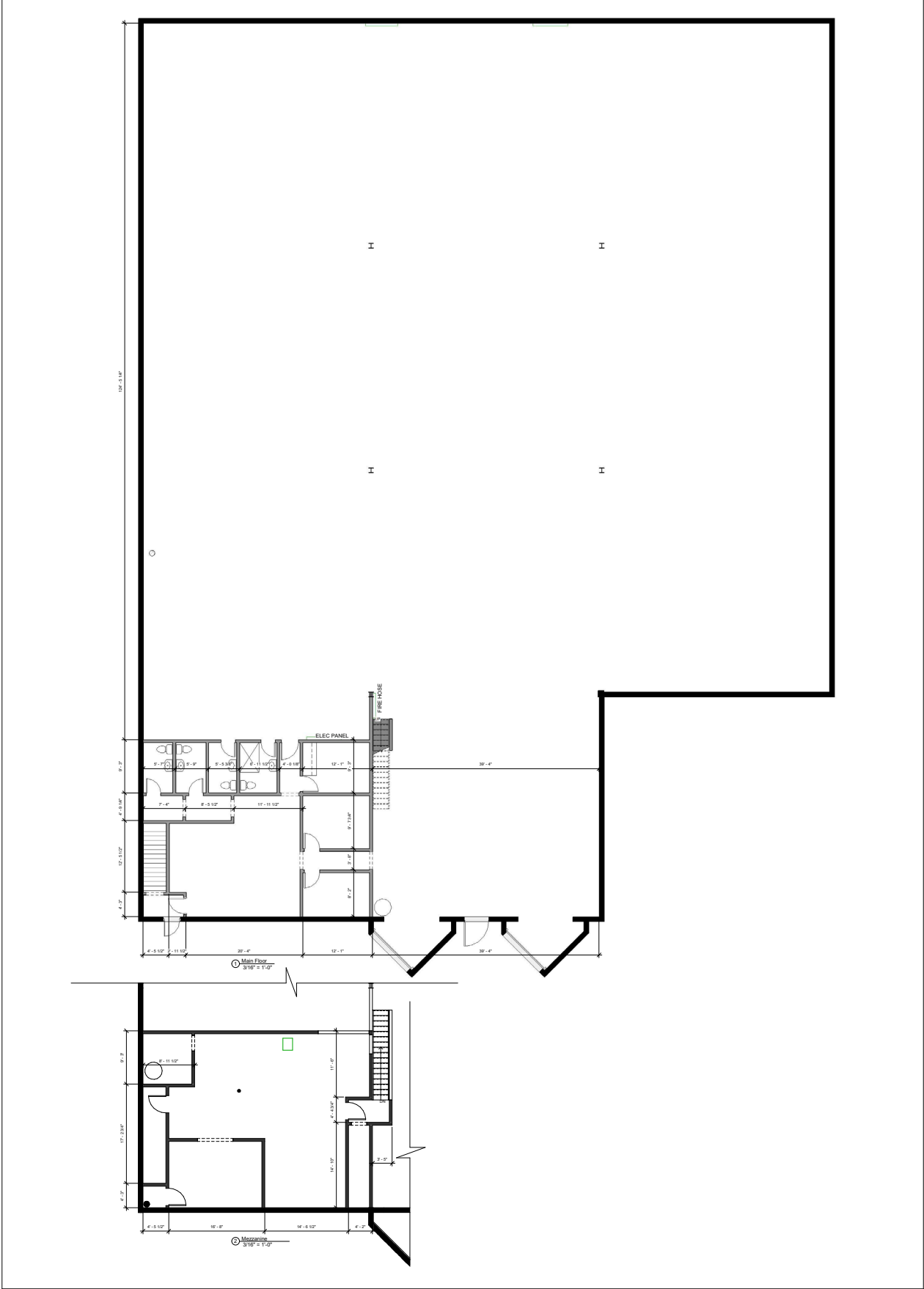
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|--------------------|---|
| DISTRICT: | Meridian |
| LEGAL DESCRIPTION: | Plan 7655HF, Block 7, Lot 1 |
| ZONING: | I-G |
| BUILDING SIZE: | 96,000 Sq. Ft. |
| BAY SIZE: | 18,000 Sq. Ft. |
| OFFICE SIZE: | 1,000 Sq. Ft. |
| WAREHOUSE SIZE: | 17,000 Sq. Ft. |
| LOADING: | (2) Docks 8' x 10' |
| 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.

