

# 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](http://www.norcalgroup.com)

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

**Ivan Stark**  
Direct Tel: (403) 835-3676  
[istark@norcalgroup.com](mailto:istark@norcalgroup.com)

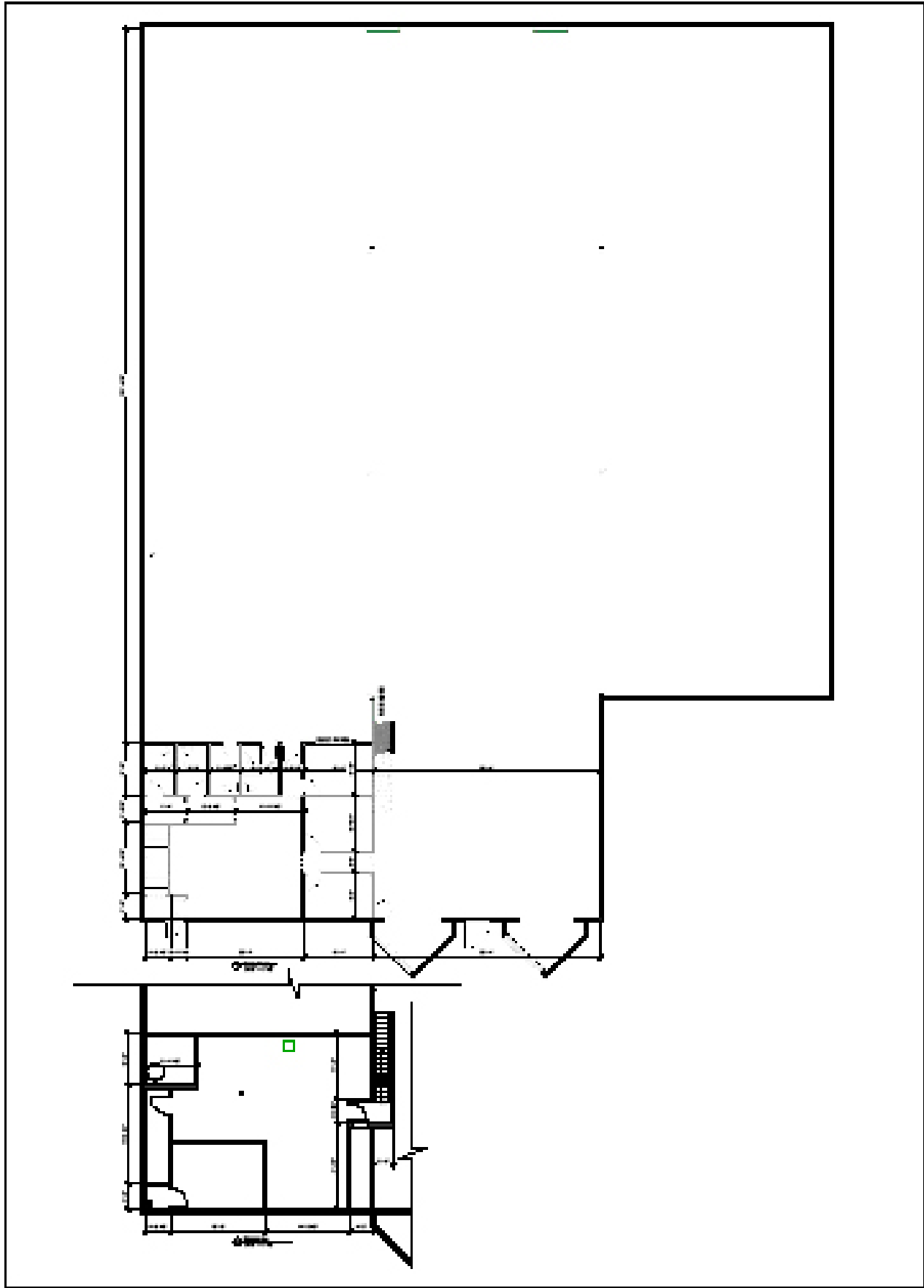
**Kevin Deeks**  
Direct Tel: (403) 819-8331  
[kdeeks@norcalgroup.com](mailto:kdeeks@norcalgroup.com)

# PROPERTY HIGHLIGHTS

625 - 28th Street N.E.

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

FLOOR PLAN  
625 - 28th Street N.E.



# CITY MAP

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