FULLY EQUIPED WAREHOUSE BAY WITH DOCK AND DRIVE-IN LOADING

6027 79th Avenue SE, Unit 1125, Calgary, Alberta

Total Size: 9,283 sq.ft. (+/-)
Warehouse Space: 8,183 sq.ft. (+/-)
Office Space: 1,100 sq.ft. (+/-)
Zoning: I-G (Industrial General)
Loading: 1 dock-level door (8' x 10')
2 drive-in doors (12' x 14')
Ceiling Height: 26' (+/-)
Power: 200 amps at 600 volts (TBV)
Sprinkler: ESFR
Make-Up Air: 5,000 CFM (TBV)
Lease Term: 5 years commencing on March 1st, 2027
Net Rent: $16.00 / sq.ft. for 1st year with 3% annual escalations
Condo Fees: currently at $1,506.49 per month
Property Tax: currently at $4,068.00 per month



Notes: Rare opportunity to lease a small and modern industrial warehouse with both dock-level and drive-in loading doors, a high electrical supply, a make-up air unit, and racking in place. Option to also purchase the landlord's forklift and charging station. Located next to Glenmore Trail with quick access to Stoney Trail.

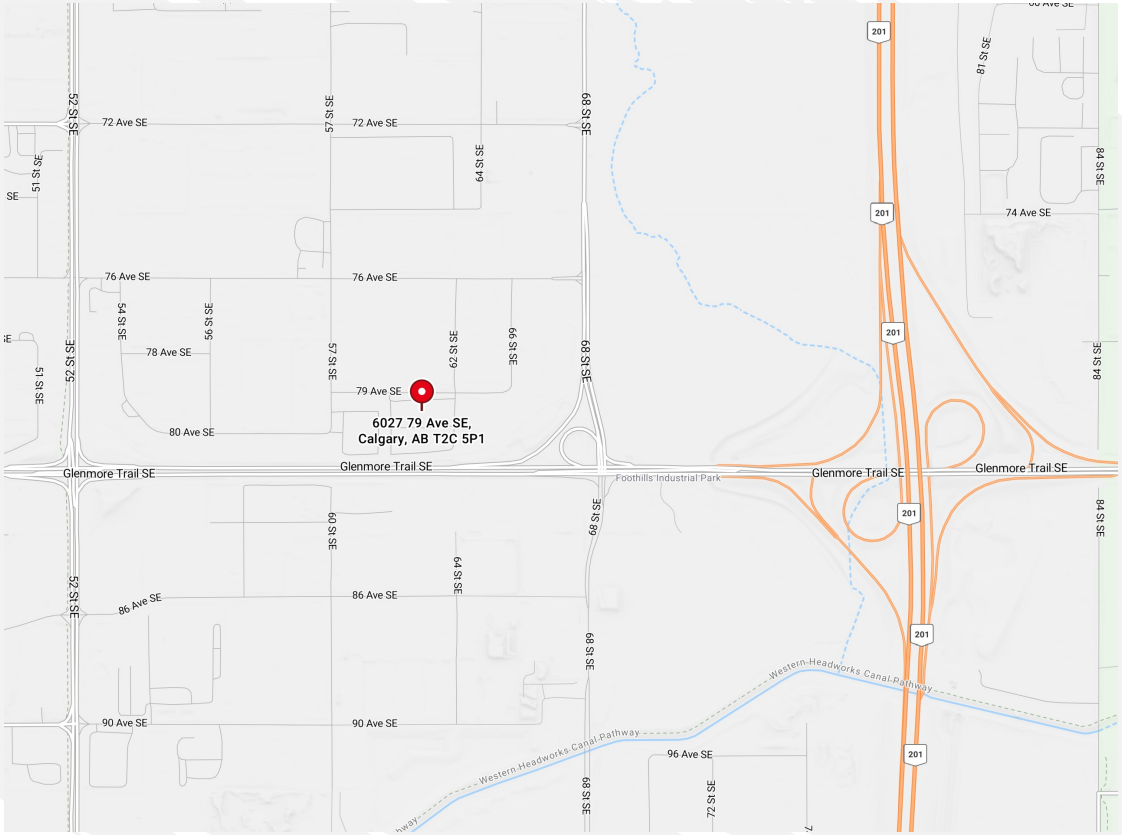
RE/MAX HOUSE OF REAL ESTATE
4034 16th STREET SW
CALGARY, ALBERTA - T2T 4H4

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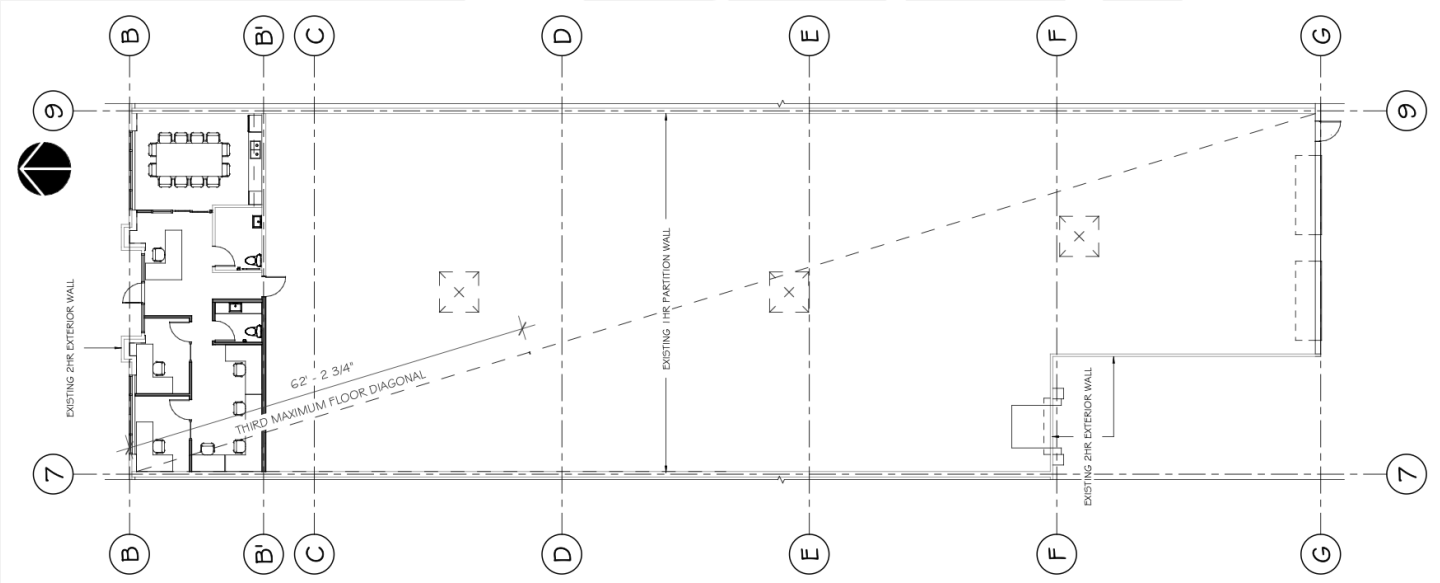
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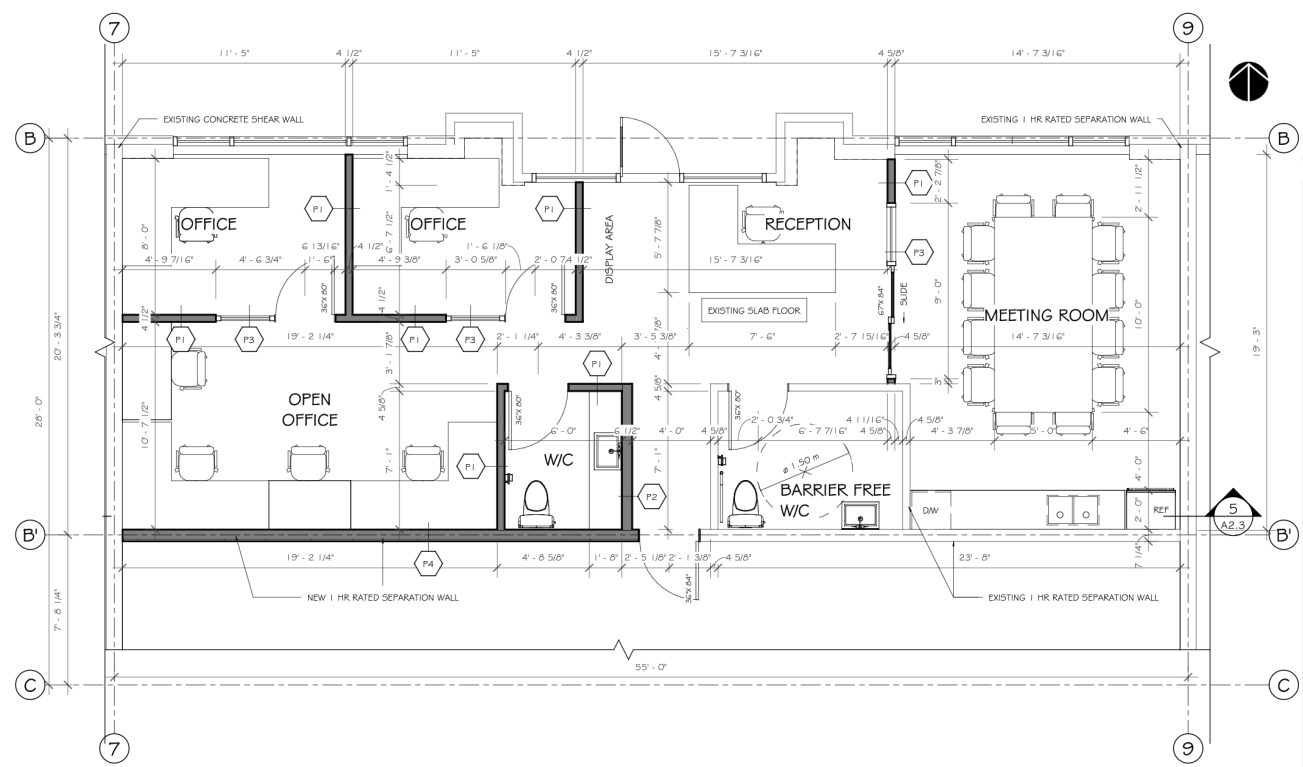
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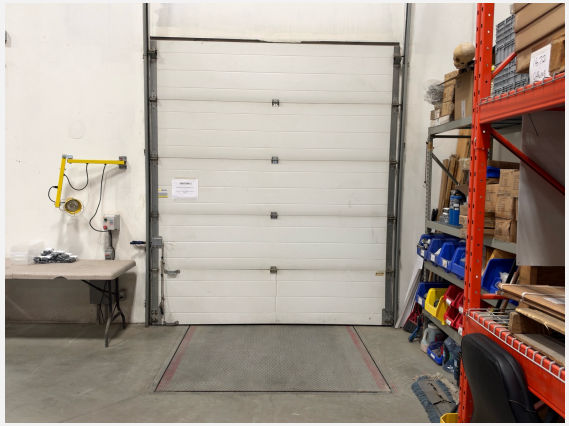
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