

FOR LEASE

INDUSTRIAL OFFICE/WAREHOUSE

2220 - 32nd Avenue NE

Bays 7 & 8, Calgary, Alberta

8,000 - 16,000 sf
AVAILABLE



PROPERTY INFORMATION

| | |
|---------------------------|---------------------------------------|
| AVAILABLE AREA: | 8,000sf - 16,000sf Office: To suit |
| TERM: | 5 years or greater |
| AVAILABLE: | Immediate |
| 16,000 SF NET LEASE RATE: | \$9.75 per sq. ft. |
| 8,000 SF NET LEASE RATE: | \$11.50 per sq. ft. |
| T.I. ALLOWANCE: | \$9.00psf (for 8,000sf & 16,000sf) |
| OP. COSTS: | \$3.05 per sq.ft. (for 2013) |

- Fenced yard possible;
- Drive-in loading;
- Direct exposure to 32nd Ave NE;
- Quasi-retail building.

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Casey Stuart • cstuart@barclaystreet.com • c: 403-828-8669
 Jay Balkwill • jbalkwill@barclaystreet.com • c: 403-830-7357
 Jon C. Mook • jmook@barclaystreet.com • c: 403-616-5239

LOCAL EXPERTISE MATTERS



117, 4950 106 Avenue SE, Calgary, Alberta T2C 5E9

BUILDING INFORMATION

ZONING:
I-G (Industrial General)

LOADING:
Two - 12' x 11'4" drive-in doors

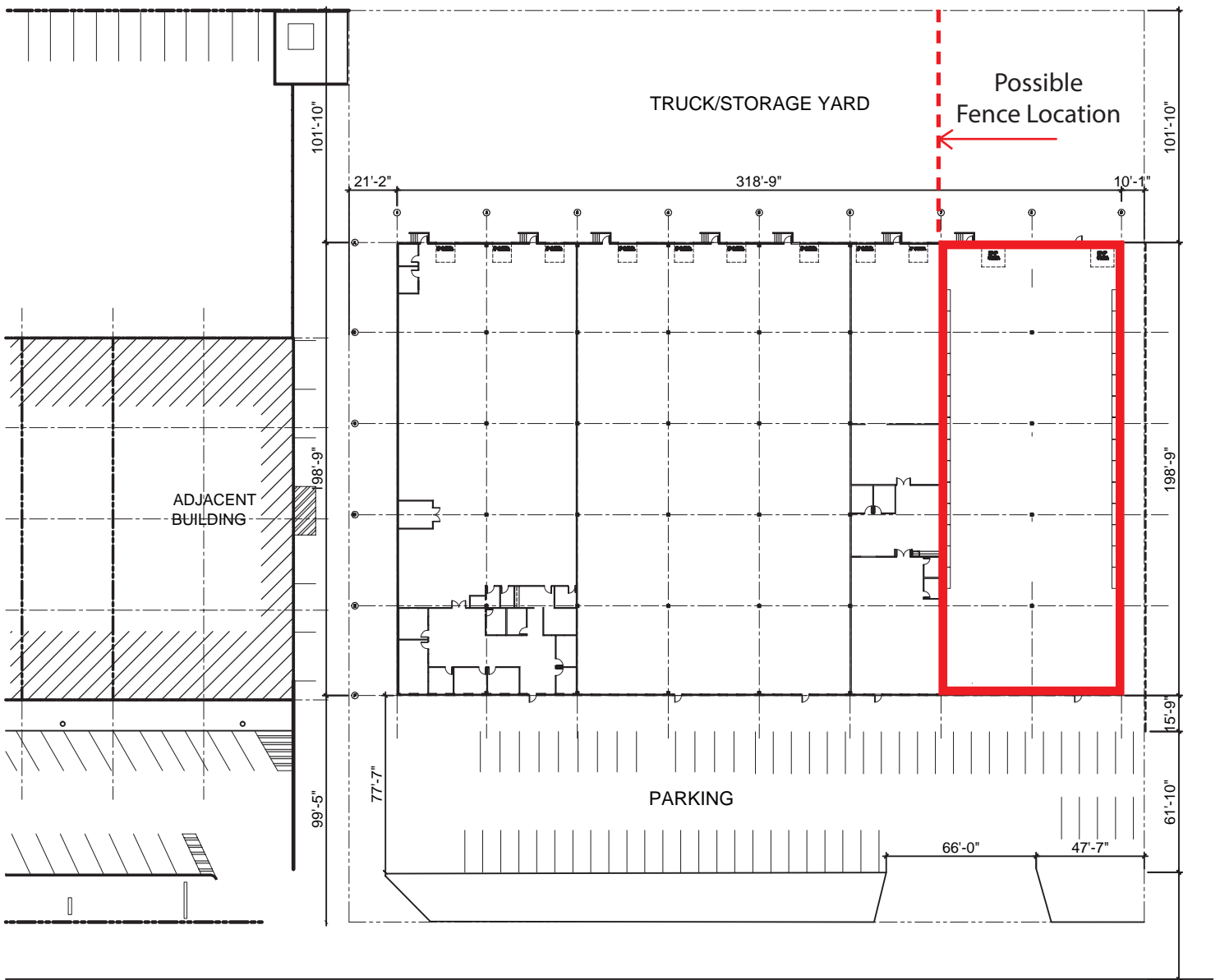
CEILING HEIGHT:
20' clear

LIGHTING:
Fluorescent

ELECTRICAL:
400 Amp, 120/208 Volt, 3 Phase Service

HEATING:
Warehouse: Forced air units
Office: Rooftop HVAC

COLUMN GRID:
40' x 40'

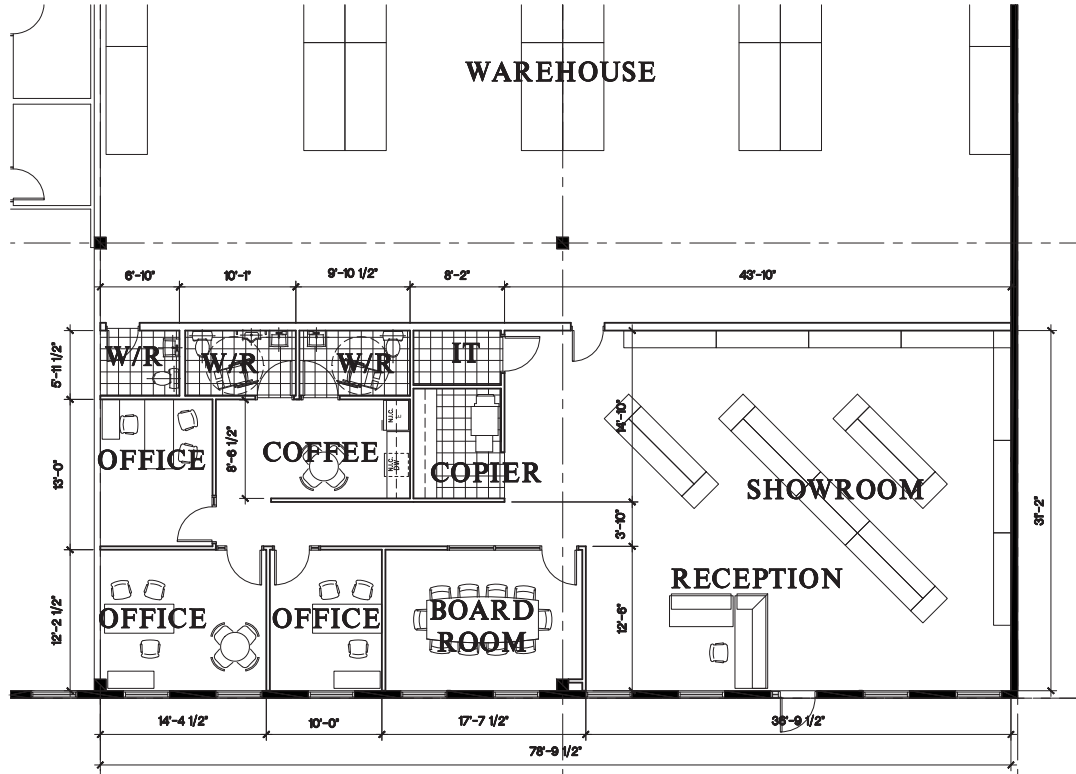


32nd AVENUE N.E.

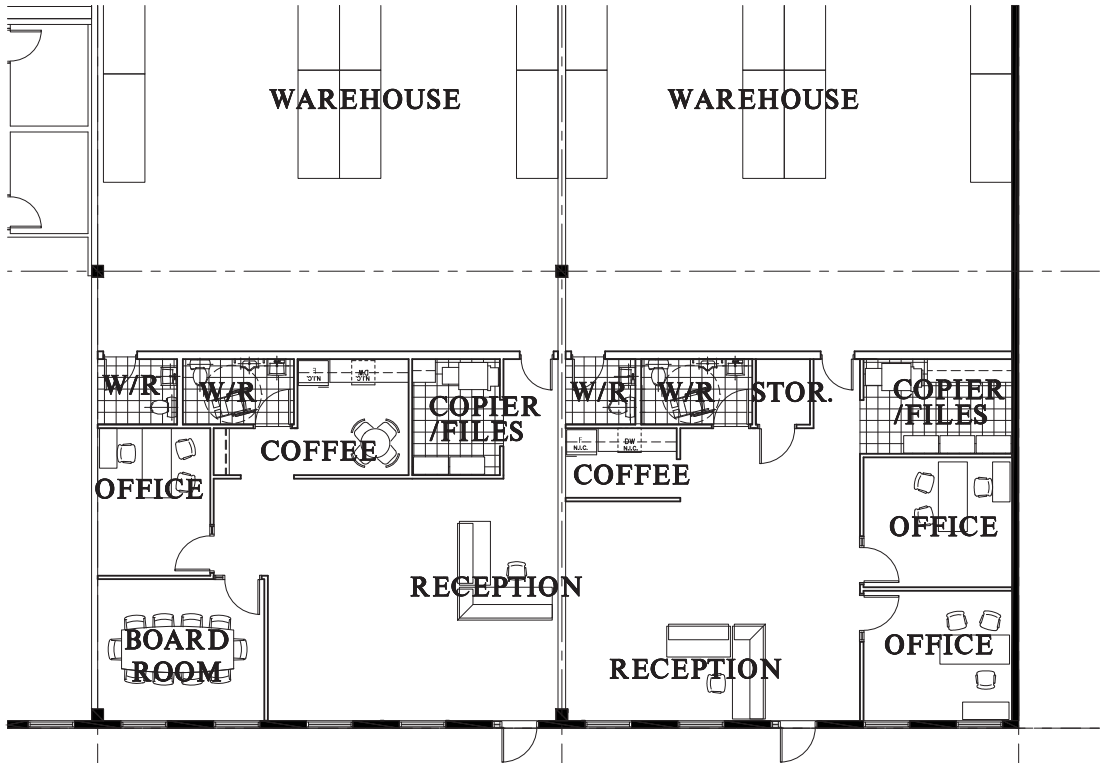


MOCK FLOOR PLAN OPTIONS

POTENTIAL OPTION #1



POTENTIAL OPTION #2



NORTH VIEW AERIAL



Possible
Fence
Location



SOUTH VIEW AERIAL



EAST VIEW AERIAL

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



LOCAL
EXPERTISE
MATTERS

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:
Casey Stuart • cstuart@barclaystreet.com • c: 403-828-8669
Jay Balkwill • jbalkwill@barclaystreet.com • c: 403-830-7357
Jon C. Mook • jmook@barclaystreet.com • c: 403-616-5239

117, 4950 106 Avenue SE, Calgary, Alberta T2C 5E9

