

INDUSTRIAL REAL ESTATE

▶ LEASED



TOTAL BUILDING SIZE:	26,916 square feet	ZONING:	I-G (Industrial General)
LOT SIZE:	1.742 acres	DISTRICT:	Eastlake Industrial Park
LANDLORD:	Alberta Assets (2006) Inc.	ELECTRICAL:	1,600 amps, 600 volts, 3 phase service
TENANT:	Oil & Gas Manufacturer	LIGHTING:	T5 HO Fluorescent
COMMENCEMENT DATE:	April 15th, 2015	CRANES:	One 10 TON & one 20 TON 25' clear hook height
CEILING HEIGHT:	28' clear	COMMENTS:	- Clear span warehouse - Make-up air included - Sumps at every door location - Fenced, secure yard with two access points
LOADING:	2 - 16' x 16' drive-in doors 2 - 20' x 20' drive-in doors 2 - 20' x 25' drive-in doors		