



5,305 sf
Warehouse + 2nd Fl. Office

0.21 ac
Secure Fenced Yard



WAREHOUSE+2ND FL. OFFICE IN McCALL FOR LEASE

4204 10 Street NE
Calgary



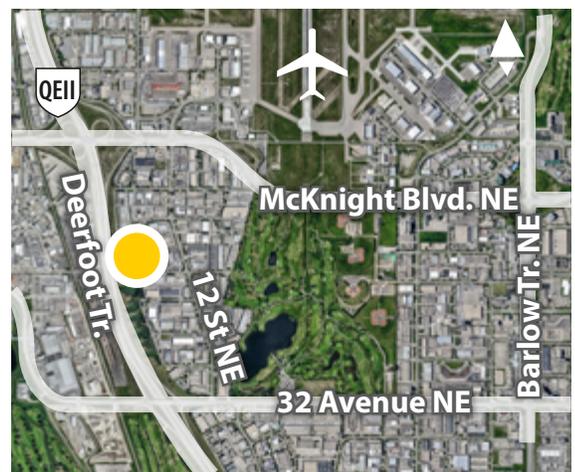
1 (14'x10')
drive-in



Ample
power



Secure
fenced
yard



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LOCAL
EXPERTISE
MATTERS



- » Exclusive bonus fenced and paved yard with its own dedicated access point;
- » Drains in the yard and warehouse;
- » Security system/cameras available;
- » Building signage and mini-
pylon signage opportunities available;
- » Easy access to key arterials – McKnight Blvd NE, 32 Ave NE, and Deerfoot Trail



PROPERTY INFORMATION

ADDRESS: 4204 10 Street NE, Calgary

DISTRICT: McCall Industrial

ZONING: I-G (Industrial General)

YEAR BUILT: 1973

AVAILABLE FOR LEASE:

2nd fl. office: 2,655 sq. ft.

Warehouse: 2,650 sq. ft.

TOTAL: 5,305 sq. ft.

YARD AREA: 0.21 ac (9,000 sq. ft.) – bonus

LOADING: 1 (14'w x 10'h) drive-in

CEILING HEIGHT (CLEAR): 12' (TBV)

POWER: Ample

HEATING/HVAC:

» HVAC – 2nd floor office

» Overhead gas-fired heater unit for warehouse.

PARKING: Street and yard

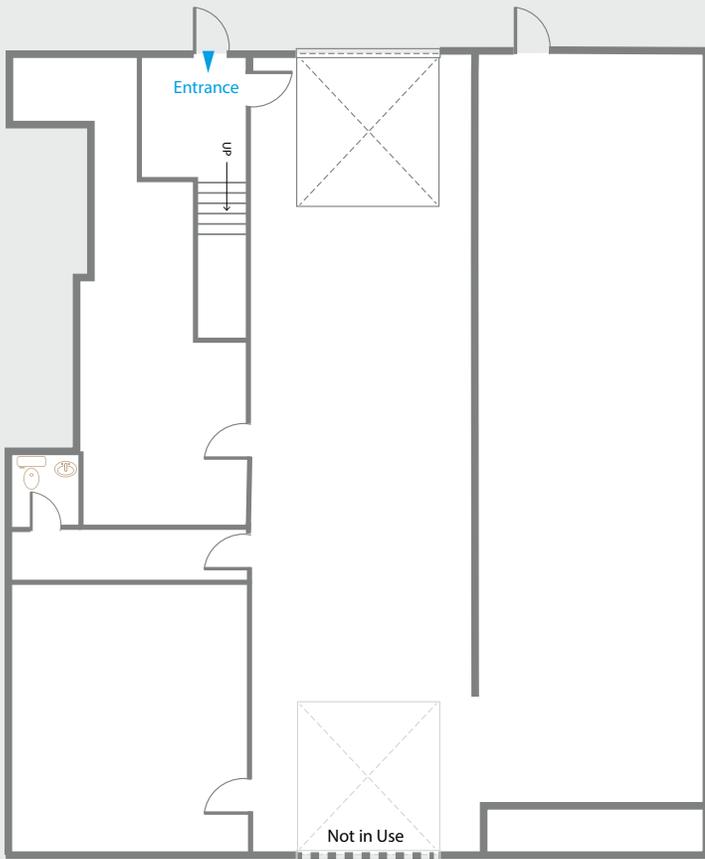
LEASE INFORMATION

AVAILABILITY: Immediate

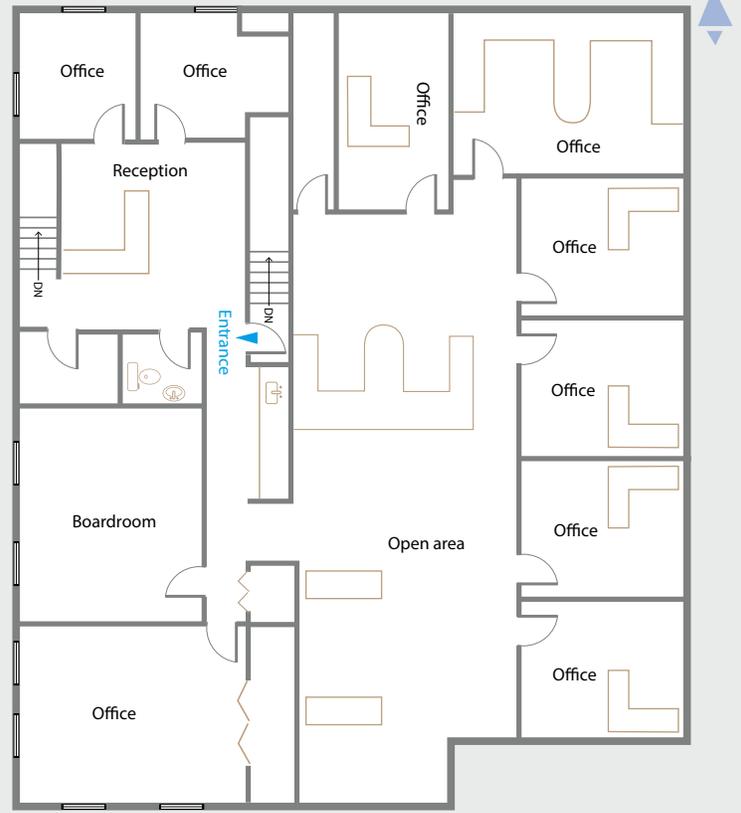
OP. COSTS AND TAXES:

\$7.51 per sq. ft. (est.). Includes utilities

LEASE RATE: \$16 per sq. ft. (year 1), escalating thereafter throughout the lease term



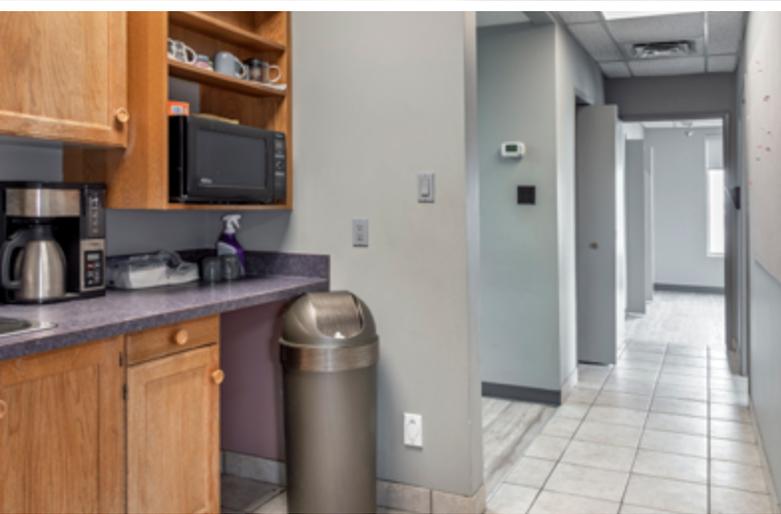
WAREHOUSE



2ND FLOOR OFFICE

Not to scale. May not be exactly as shown.





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LOCAL EXPERTISE MATTERS