

# FOR LEASE

## WAREHOUSE

**Bay #1/2, 6328 - 30th Street S.E.**



**Up to 10,524 sq. ft.**



The Norcal Group

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# PROPERTY HIGHLIGHTS

DISTRICT:	Foothills
LEGAL DESCRIPTION:	Lots 13 & 14, Block 8, Plan 751LK
ZONING:	I-2 (General Light Industrial)
SITE SIZE:	1.16 Acres
BUILDING SIZE:	18,495 Square Feet (Est.)
OFFICE:	Bay 1 - 1,000 Square Feet (Est) Bay 2 - 1,865 Square Feet (Est)
WAREHOUSE:	Bay 1 - 4,210 Square Feet (Est) Bay 2 - 3,449 Square Feet (Est)
ELECTRICAL:	350 AMP, 3 phase (TBV)
MECHANICAL:	F/A furnace to offices, unit heater in warehouse, double compartment sump
PARKING:	Paved front and back
LOADING:	O/H drive-in door to each bay
CEILING HEIGHT:	20'
LEASE RATE:	\$9.00 per sq.ft.
OPERATING COSTS:	\$3.66 per sq.ft.
AVAILABLE:	Available on 30 days notice
COMMENTS:	Can be leased in its entirety or as individual bays

## FLOOR PLAN

