

# FOR LEASE

## WAREHOUSE

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



Up to 10,524 sq. ft.



The Norcal Group

Suite 260, 3015 - 12th Street N.E., Calgary, Alberta T2E 7J2

Phone: (403) 291-3010 Fax: (403) 291-3591

[hchisholm@norcalgroup.com](mailto:hchisholm@norcalgroup.com) [hnielsen@norcalgroup.com](mailto:hnielsen@norcalgroup.com)

[www.norcalgroup.com](http://www.norcalgroup.com)

# 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

