

FOR LEASE

WAREHOUSE/ OFFICE

#103 , 8203 - 31st Street S.E.



3,000 Square Feet



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 www.norcalgroup.com

PROPERTY HIGHLIGHTS

DISTRICT:	Foothills Park
LEGAL DESCRIPTION:	Plan 751 LK, Block 2, Lot 6
ZONING:	I-2 (General Light Industrial)
SITE SIZE:	0.75 Acres
BUILDING SIZE:	11,250 Square Feet M/L
OFFICE SIZE:	600 square feet (est.)
WAREHOUSE SIZE:	2,400 square feet (est.)
LOADING:	2 - 10' x 12' Drive-in Door
CEILING HEIGHT:	16 feet clear
ELECTRICAL:	100 amps (TBV)
MECHANICAL:	F / A Furnace and Warehouse unit heaters
LEASE RATE:	\$9.00/sq.ft. NNN 'as is'
OPERATING COSTS:	\$4.04 per square foot
COMMENTS:	Available Immediately

FLOOR PLAN



