

FOR LEASE

WAREHOUSE/ OFFICE

#605,607,609,611 - 28th Street N.E.



25,617 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

PROPERTY HIGHLIGHTS

DISTRICT:	Meridian Industrial Park
LEGAL DESCRIPTION:	Plan 7655HF, Block 7, Lot 1
ZONING:	I-G
BUILDING SIZE:	96,000 Square Feet M/L (627 sq.ft. Mechanical Room)
BAY SIZE:	25, 617 square feet
OFFICE SIZE:	1,000 square feet (est.)
WAREHOUSE SIZE:	24, 717 square feet
LOADING:	4- Angle docks with dock levelers
CEILING HEIGHT:	24 feet clear
ELECTRICAL:	200 amps (TBV)
PARKING:	On-Site gratuitously (front and side of building)
HEATING:	Unit heaters and forced air
LEASE RATE:	MKT
COMMON AREA COSTS:	\$2.51 per square foot TBV
AVAILABLE:	Available immediately

SITE PLAN

