

±3,600 sf

Unit 8



WAREHOUSE/OFFICE IN FAIRVIEW INDUSTRIAL FOR LEASE

Unit 8, 343 Forge Road SE,
Calgary



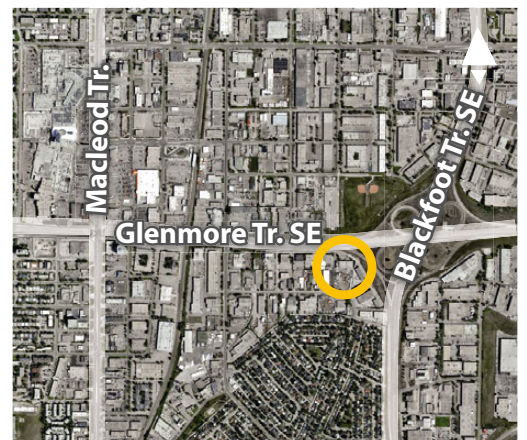
1 (12'x12')
drive-in



100A; 110/208V
power (TBV)



19'
Ceiling
height



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LOCAL EXPERTISE MATTERS



CELEBRATING

50 YEARS

1973-2023

- » Excellent exposure to Glenmore Trail.
- » Quick access and good proximity to Glenmore Trail and Blackfoot Trail.
- » Ample parking.
- » Air-conditioned office space (approx. 50%).
- » Bonus storage mezzanine level
- » Sump in the warehouse.
- » Rooftop unit for offices and gas fired unit heater for warehouse.



PROPERTY INFORMATION

ADDRESS: Unit 8, 343 Forge Road SE

DISTRICT: Fairview Industrial

ZONING: I-G (Industrial General)

PROPERTY AREA:

± 3,600 sq. ft. Bay 8
(±1,800 sq. ft. bonus mezzanine.)

LOADING: 1 (12'x12') drive-in

CEILING HEIGHT: 19' (TBV)

POWER: 100A; 110/208V; 3 Ph (TBV)

SUMP: Yes

HEATING:

- » Rooftop unit for offices.
- » Gas fired unit heater for warehouse.

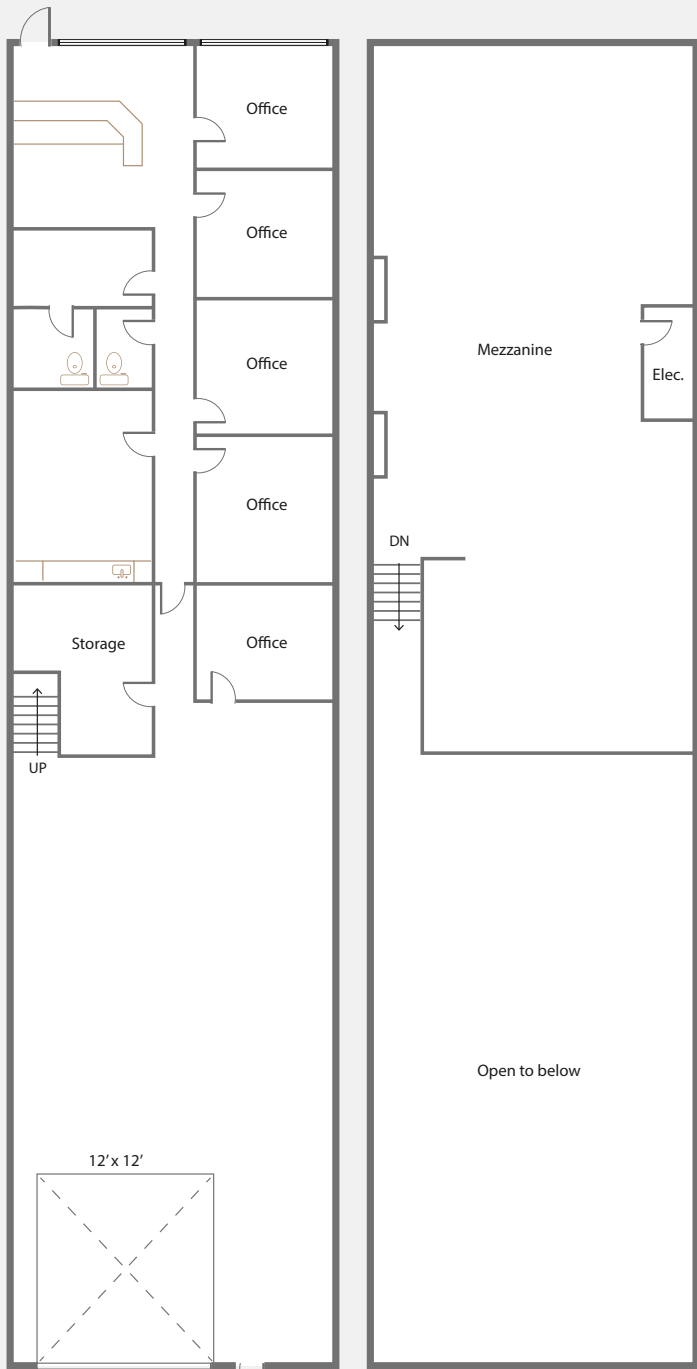
PARKING: Ample

LEASE INFORMATION

AVAILABILITY: Immediate

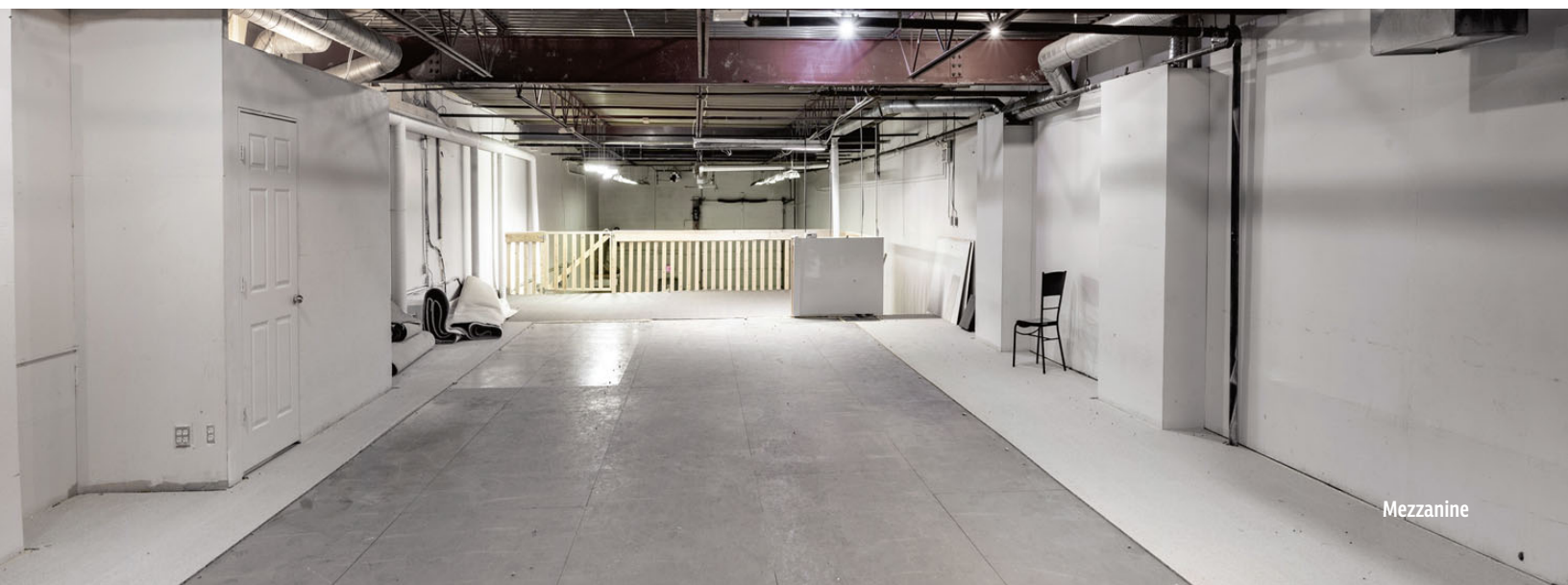
OP. COSTS & TAXES: \$6.74 per sq. ft. (est.)

NET RENT: \$13.50 per sq. ft.

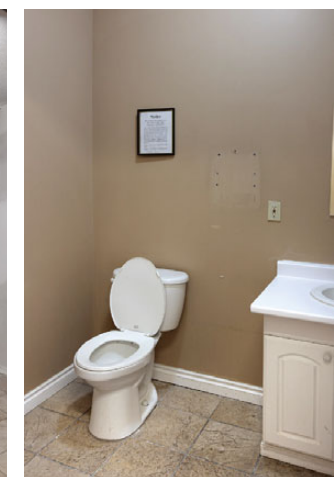


MAIN FLOOR

2ND LEVEL



Mezzanine



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