

C/L

6,350 sf
Free-standing Building

0.47 ac
Total Land



WAREHOUSE / SHOP BUILDING IN GOLDEN TRIANGLE FOR LEASE

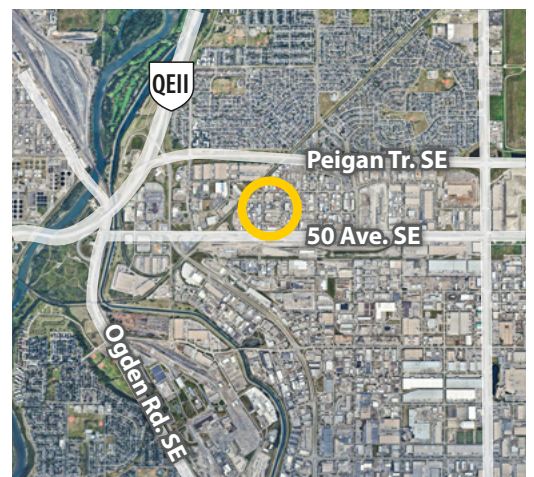
4828 30 Street SE
Calgary



4 (12'x14')
drive-in



400A power
(TBV)



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



- » Quick access to major arterial routes including Peigan Tr. SE, Barlow Tr. SE and Deerfoot Tr.
- » Generous yard space.
- » Bonus mezzanine (storage).
- » Make-Up Air

PROPERTY INFORMATION

ADDRESS: 4828 30 Street SE

DISTRICT: Golden Triangle

ZONING: I-G (Industrial General)

YEAR OF CONSTRUCTION: 1989

BUILDING AREA:

6,350 sq. ft. (rentable) plus

~500 sq. ft. bonus mezzanine (storage)

LOT SIZE: 0.47 acres

YARD AREA:

4,598 sq. ft. – fully fenced, compacted gravel

SITE COVERAGE: 31%

LOADING: 4 (12' x 14') drive-in doors

CEILING HEIGHT (CLEAR): 18' – 21" (TBV)

POWER: 400A (TBV)

MAKE-UP AIR: Yes, capacity TBV

LEASE INFORMATION

AVAILABILITY: Immediate **C/L**

OP. COSTS AND TAXES:

\$6.85 per sq. ft. (est.) – self-managed

LEASE RATE: \$15.00 per sq. ft.







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LOCAL EXPERTISE MATTERS