

1,558 sf

Unit 38

WAREHOUSE/OFFICE IN SOUTHBEND FOR LEASE

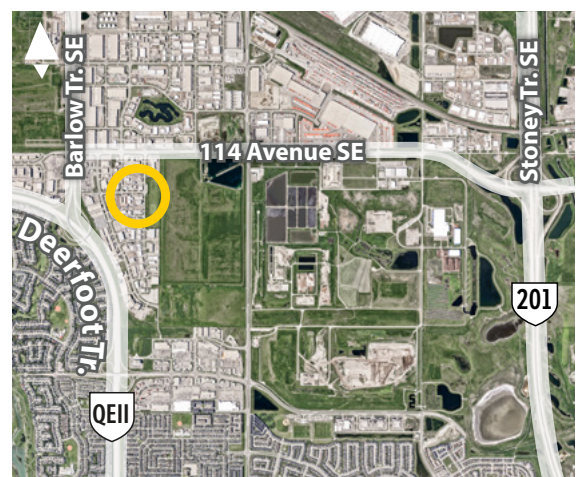
Southbend Business Centre
4407 116 Avenue SE, Calgary



1 (12'x12')
drive-in



125A; 110/208/600V
power (TBV)



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



- » Easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Ample parking.
- » Alarm and security cameras.
- » Fiber optics (TBV).

PROPERTY INFORMATION

ADDRESS: 4407 116 Avenue SE, Calgary

DISTRICT: Southbend Industrial Park

ZONING: I-G (Industrial General)

AVAILABLE FOR LEASE: 1,558 sq. ft. – Unit 38

LOADING: 1 (12' x 12') drive-in door

CEILING HEIGHT (CLEAR): 22' (TBV)

POWER: 125A; 110/208/600V (TBV)

HEATING/HVAC:

- » HVAC – main floor (showroom).
- » Overhead gas-fired heater unit for warehouse.

PARKING: Double row parking

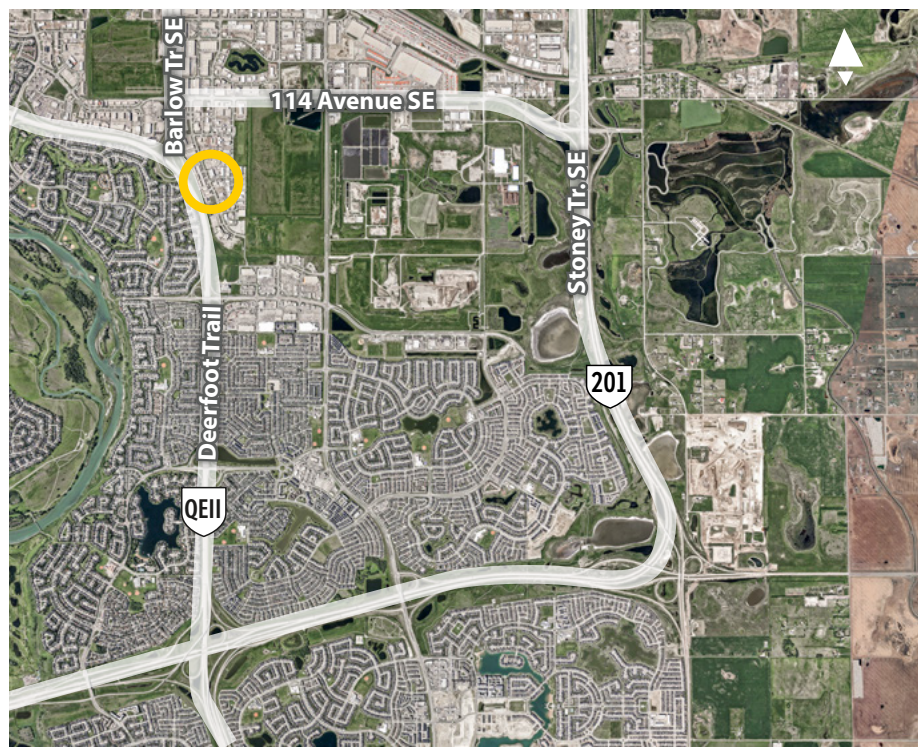


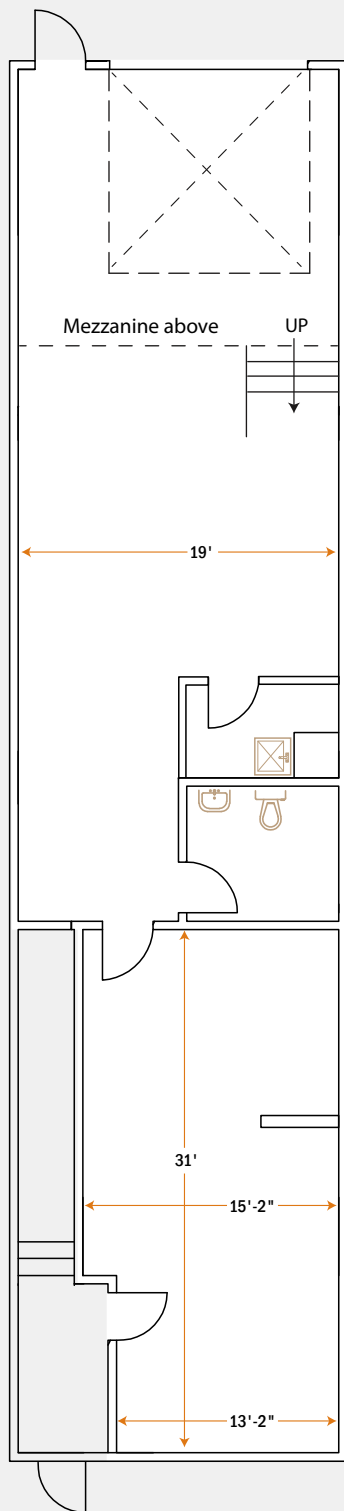
LEASE INFORMATION

AVAILABILITY: Immediate

OP. COSTS AND TAXES: \$8.78 per sq. ft. (est.)

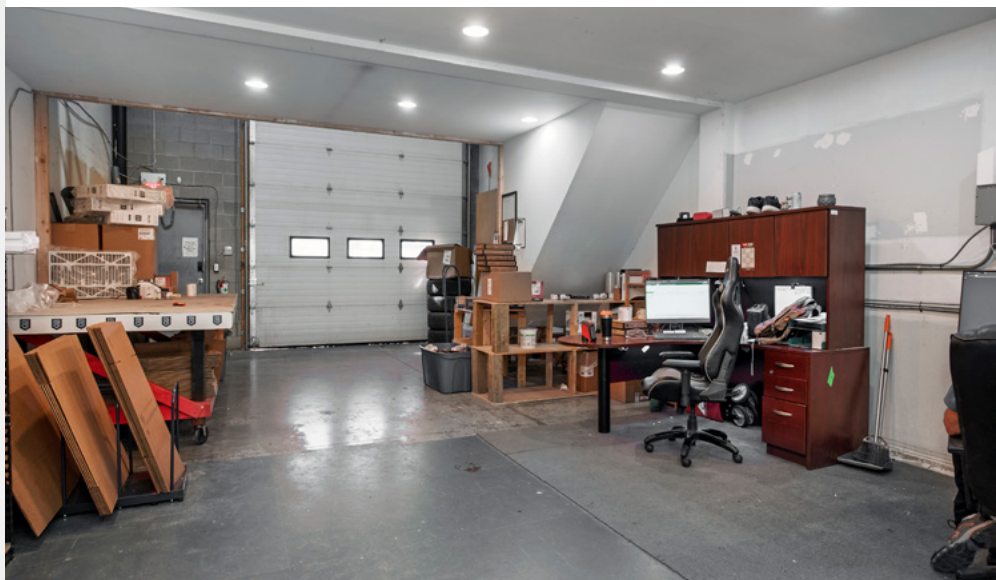
LEASE RATE: \$15.00 per sq. ft.

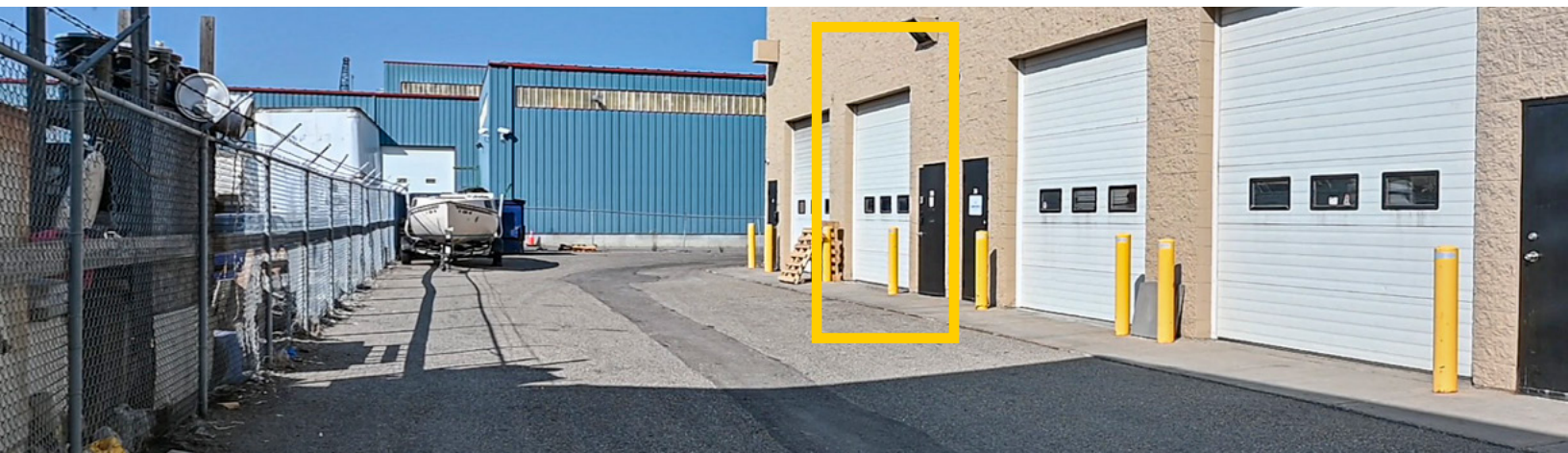
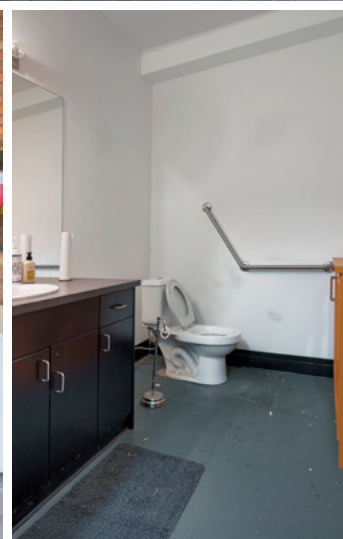




MAIN FLOOR

Not to scale. All dimensions for reference only.





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