

FOR LEASE WAREHOUSE / OFFICE

BAY 205, 2835 - 23RD STREET N.E.



1240 SQ. FT. AVAILABLE

CALGARY WAREHOUSE RENTALS

Phone: 403-263-0100

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Leasing Inquiries: 1-866-850-1438

Property Managed By:

McCor Management

906 12th Ave S.W., Suite 520

Calgary, AB T2R 1K7

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SITE DETAILS

District: South Airways Industrial Park

Zoning: I-G Industrial General

Warehouse: 1240 sq ft

Mezzanine: approx 400 sq ft

Includes reception area, 2 offices, and 1 washroom on main level

Drive in ground level, 12 ft x 12 ft warehouse door

18 ft high ceilings ideal for racking

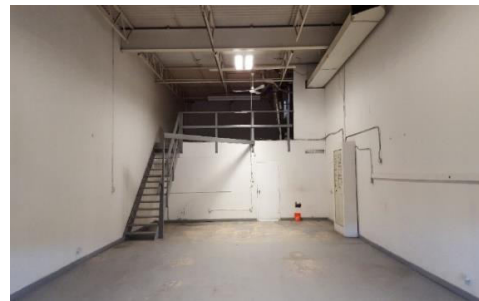
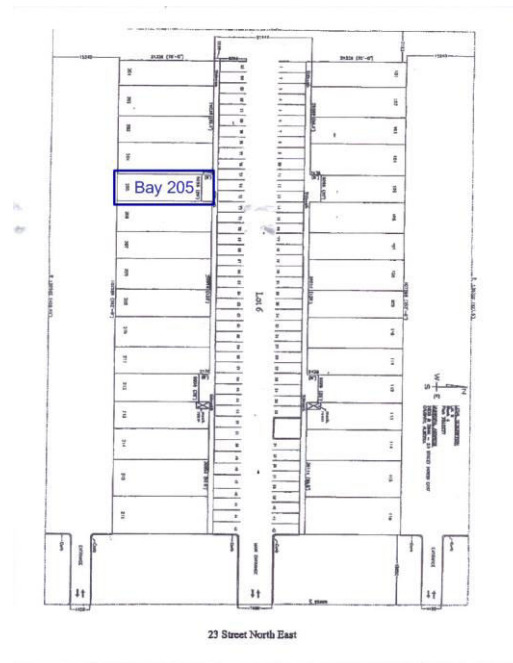
Power is 100amps 3 Phase service

Forced air furnace

Pylon sign advertising available

Security Cameras

No charge garbage and recycling bins



Site Features:

Very established warehouse building, many long term tenants

High traffic area, ideal for many trades, with easy access to major routes

Close to Barlow Trail, Deerfoot Trail, #1 Highway/16th Ave and McKnight Blvd

Close to bus stops

LEASE INFORMATION

Base Rent: \$1911/month (includes base rent and CMA - GST extra)

Utilities extra, except water and sewer included

Available March 1, 2017

Tenant improvements with 5 year lease

Pictures used in this ad may be from other similar bays on property

