

# FOR LEASE WAREHOUSE / OFFICE

BAY 103, 2835 - 23<sup>RD</sup> STREET N.E.



1400 SQ. FT. AVAILABLE

## CALGARY WAREHOUSE RENTALS

**Phone:** 403-215-0380

**Fax:** 403-215-0383

**Leasing Inquiries:** 1-866-850-1438

**Property Managed By:**

Kennington Properties Ltd

#102 10816 Macleod Trail SE

Calgary, AB T2J 5N8

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# SITE DETAILS

District: South Airways Industrial Park

Zoning: I-G Industrial General

Warehouse: 1400 sq ft

Includes 2 offices, reception area, and one two piece washroom.

Front of unit has high gloss polished concrete floor

Drive in, 12 ft x 12 ft warehouse door

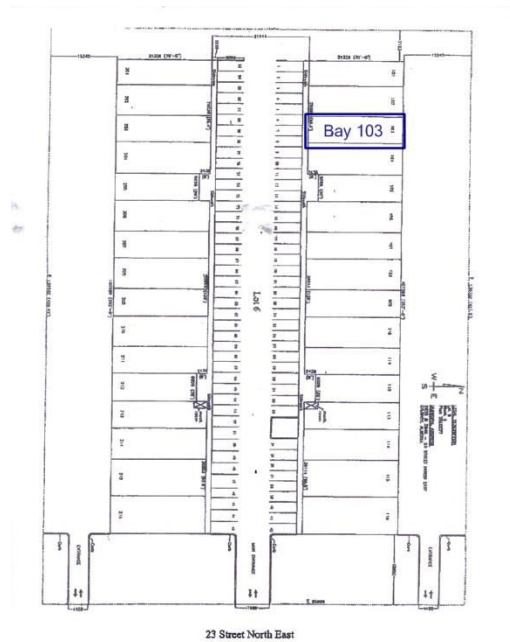
18 ft high ceilings ideal for racking

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 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: \$2273/month (includes base rent and CMA - GST extra)

Utilities extra, except water and sewer included

Available November 1, 2017

Seeking 2 years or longer, yearly discounts available

