



# DOUGLASDALE BUSINESS PARK

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3512 - 114 AVENUE SE

**FOR LEASE**



## PROPERTY HIGHLIGHTS

- 3,834 sq. ft. of Showroom / Office / Warehouse available for lease
- 2 rows of parking; 8 assigned stalls
- Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- Signage exposure to 29,000 vehicles per day (*City of Calgary 2019 traffic count*)
- Developed, owned & managed by Telsec Property Corporation

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**Lisa Ha**  
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[www.Telsec.ca](http://www.Telsec.ca)  
**TELSEC PROPERTY CORPORATION**

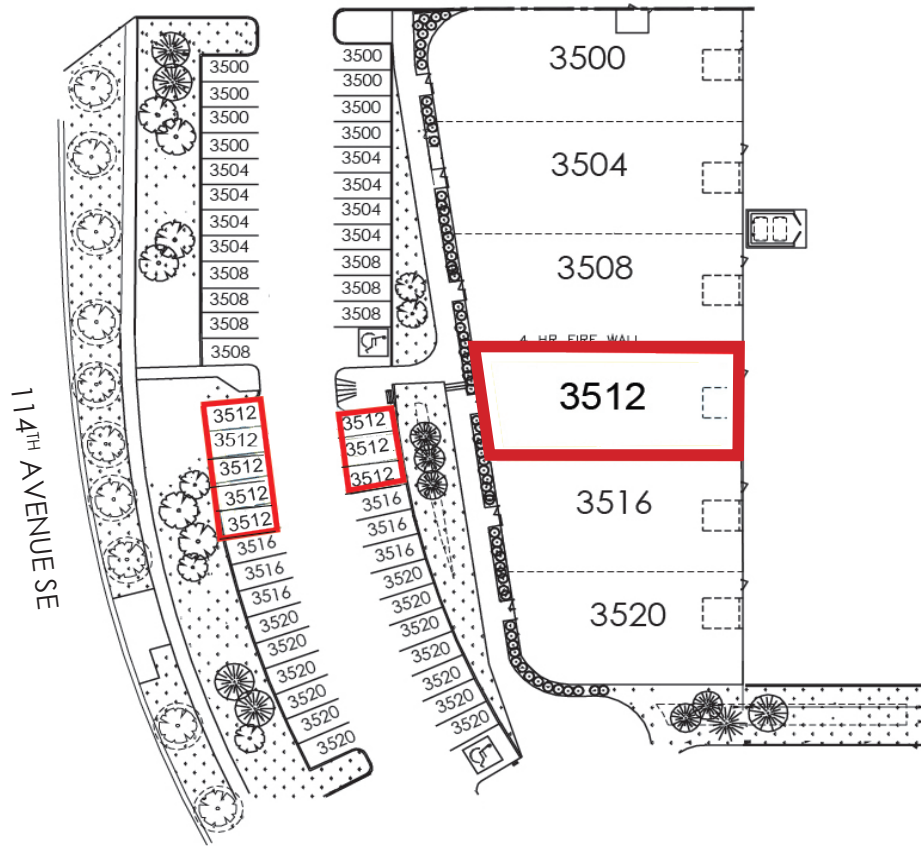




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## SITE PLAN



AVAILABLE AREA	3,834 sq. ft.
NET MONTHLY RENT	\$4,500.00
OPERATING COSTS & PROPERTY TAX	\$7.26 per sq. ft. (est for 2022)
ZONING	INDUSTRIAL - Commercial (I-C)
POWER	208 / 120V, 3phase, 100 amp
LOADING DOOR	10' x 12' drive-in
CEILING HEIGHT	21'6" clear in the warehouse

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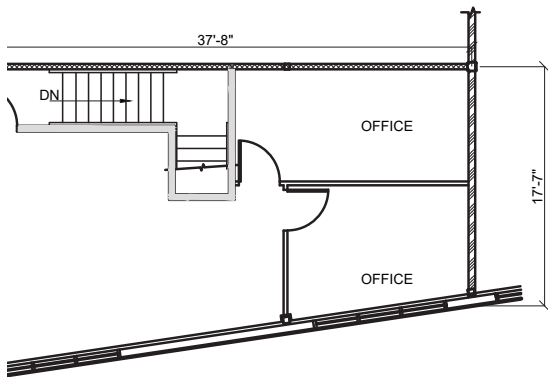
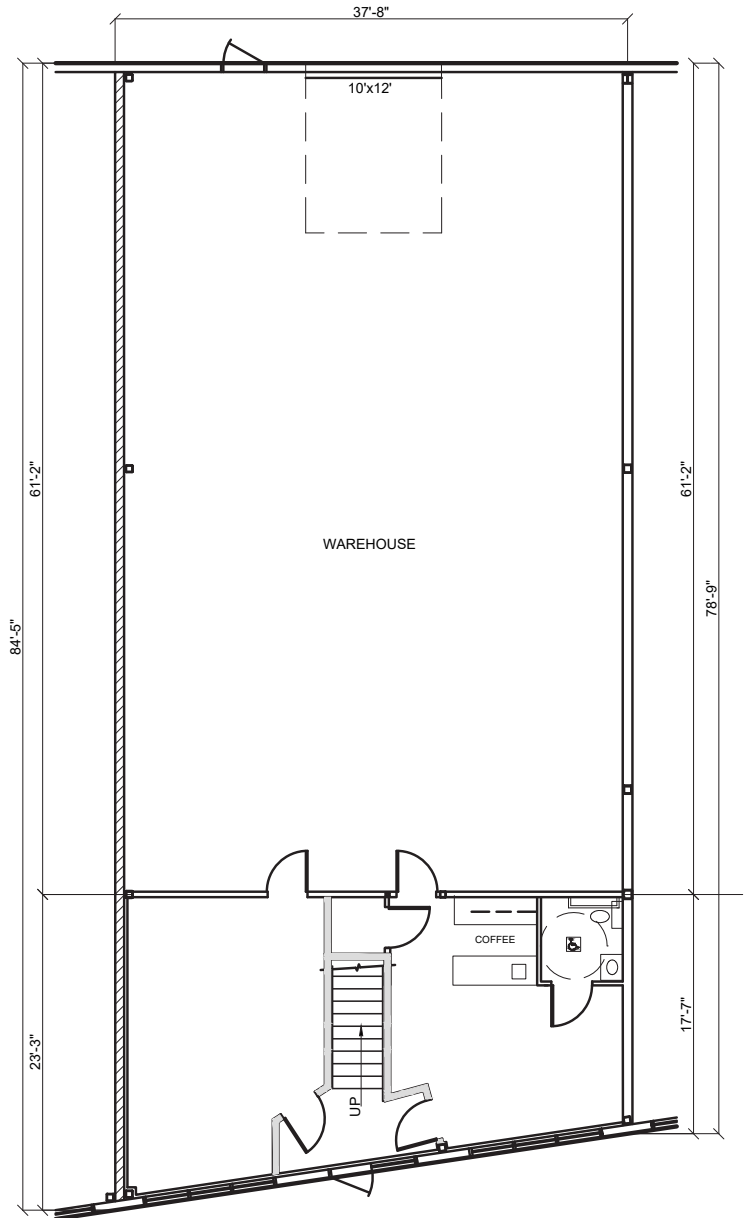


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## FLOOR PLAN

Showroom / Office	1,550 sq. ft
Warehouse	2,284 sq. ft.
<b>Total</b>	<b>3,834 sq. ft.</b>



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## LOCATION



> [VIEW ON GOOGLE MAPS](#)



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