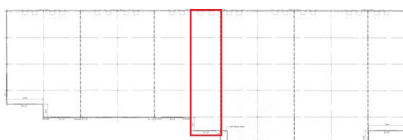
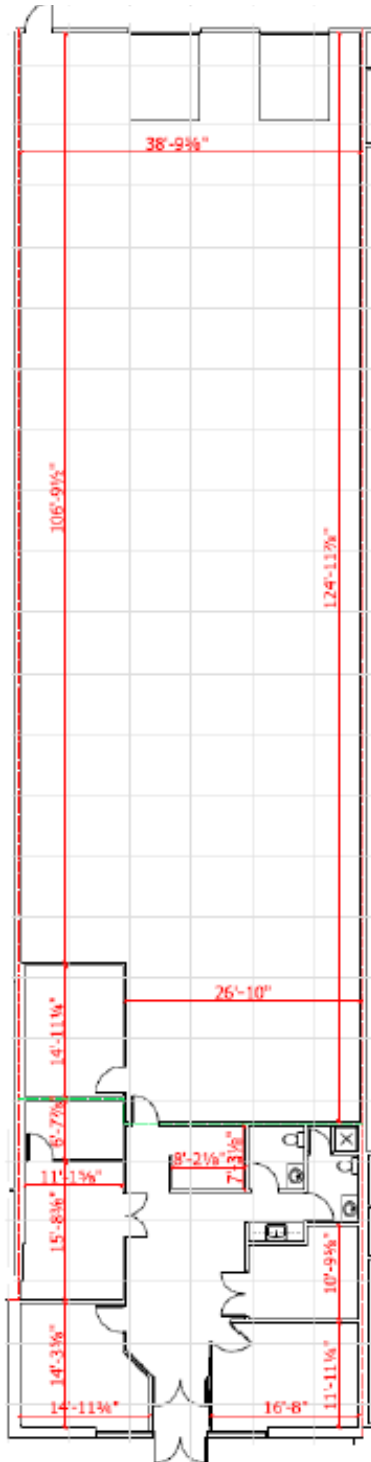


UNIT 3121 – 6,402 SF



Rent: Market

2026

Total Additional Rent \$7.93 (psf/yr)

Operating Costs \$4.46 (psf/yr)

Realty Tax \$3.47 (psf/yr)

Availability: February 1, 2027

SPECIFICATIONS

Constructed:	2000
Zoning:	I-C Industrial Commercial
Unit:	Single bay Office area = 1,473 sf In-suite washrooms with shower and change room Office area = 1,473 sf Warehouse Area = 4,929 sf
Dock Doors:	2 - 8' x 10'
Clear Height:	25' 5" clear
Lighting:	LED
Electrical Service:	347/600 Volt 100 Amp
MUA:	None
Office / Warehouse	
Heating:	RTU - 1600 CFM
Sprinkler System	CMDA sprinklers
Fibre Optics:	None to the unit; Shaw and Telus supplies fibre optic to the building

PARKING INFORMATION

- Double row parking in front
- Rear loading and marshalling area

PYLON SIGNAGE

- Available on request
- Cost per panel = \$150.00

LEASING CONTACT

Ben Oldfield

Director, Leasing

boldfield@morguard.com

403-213-9710

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