

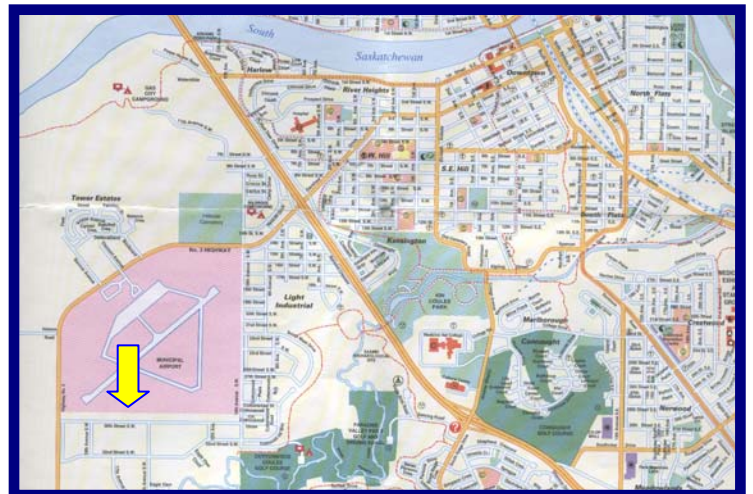
Industrial Bays FOR LEASE

Bays 7 – 10, 1751 30 Street SE Medicine Hat, Alberta T1B 3N5



FEATURES

- 8000 sq ft End Cap bay
- 2 drive thru bays & 2 drive in bays
- Easy access to Highway #3
- 20' ceiling height with 16'h overhead doors
- \$11.00/sq ft NNN



Pete Vanderham
403-502-3200 Cell

RE/MAX Medalta Real Estate



Denise Thiessen
403-529-7827 Cell

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SALIENT FACTS

BUILDING INFO

- This steel frame constructed building was built in 2004.

LEGAL DESCRIPTION

Plan 0610133
Block 1
Lot 10

CEILING HEIGHT

20'

LOADING

(6) 16'h grade level doors

HEATING

Radiant in the shop

POWER

Three phase – Tenant to verify

COMPOUND

Shared at the rear

OPERATING COSTS

\$2.25/sq ft + GST estimated
Includes proportionate share of
- property taxes
- building insurance
- snow removal
- management fee
- annual HVAC maintenance

UTILITIES (based on current tenant's usage) \$1935/mo

ZONING

General Industrial I-G

PERMITTED USES

- Animal Services
- Education Institutions
- Greenhouse & Garden Centres
- Government Services
- Industrial Operations
- Industrial Support Services
- Motor Vehicle & R.V. Sales
- Motor Vehicle Gas Stations
- Motor Vehicle Service Stations
- Parking Facilities
- Self-storage Facilities
- Renewable Energy
- Resource Extraction

DISCRETIONARY USES

- Accessory Uses
- Adult Establishments
- Business Support Services
- Funeral Establishments
- Markets
- Places of Amusement
- Recreation Facilities
- Restaurants
- Salvage Facilities

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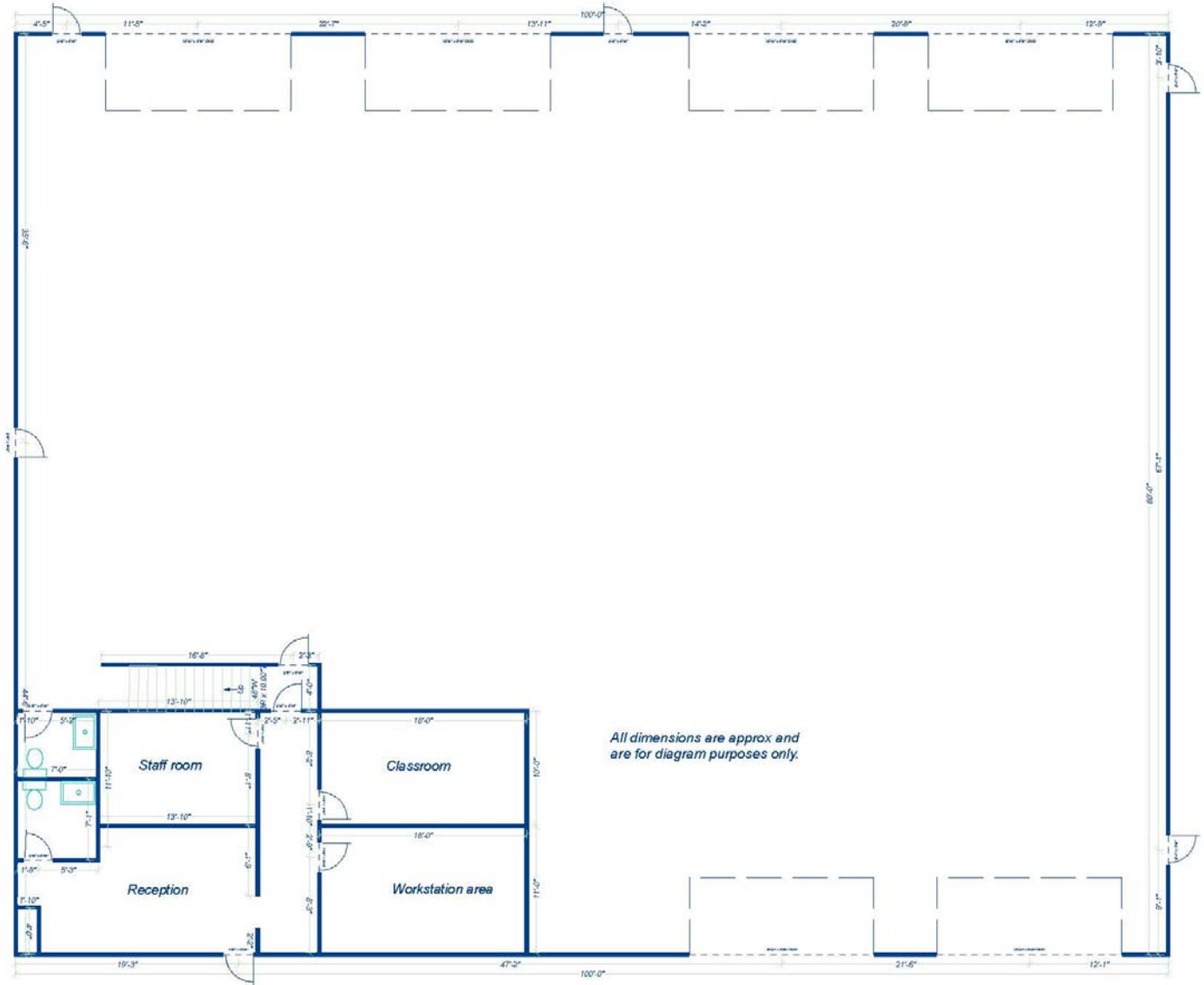
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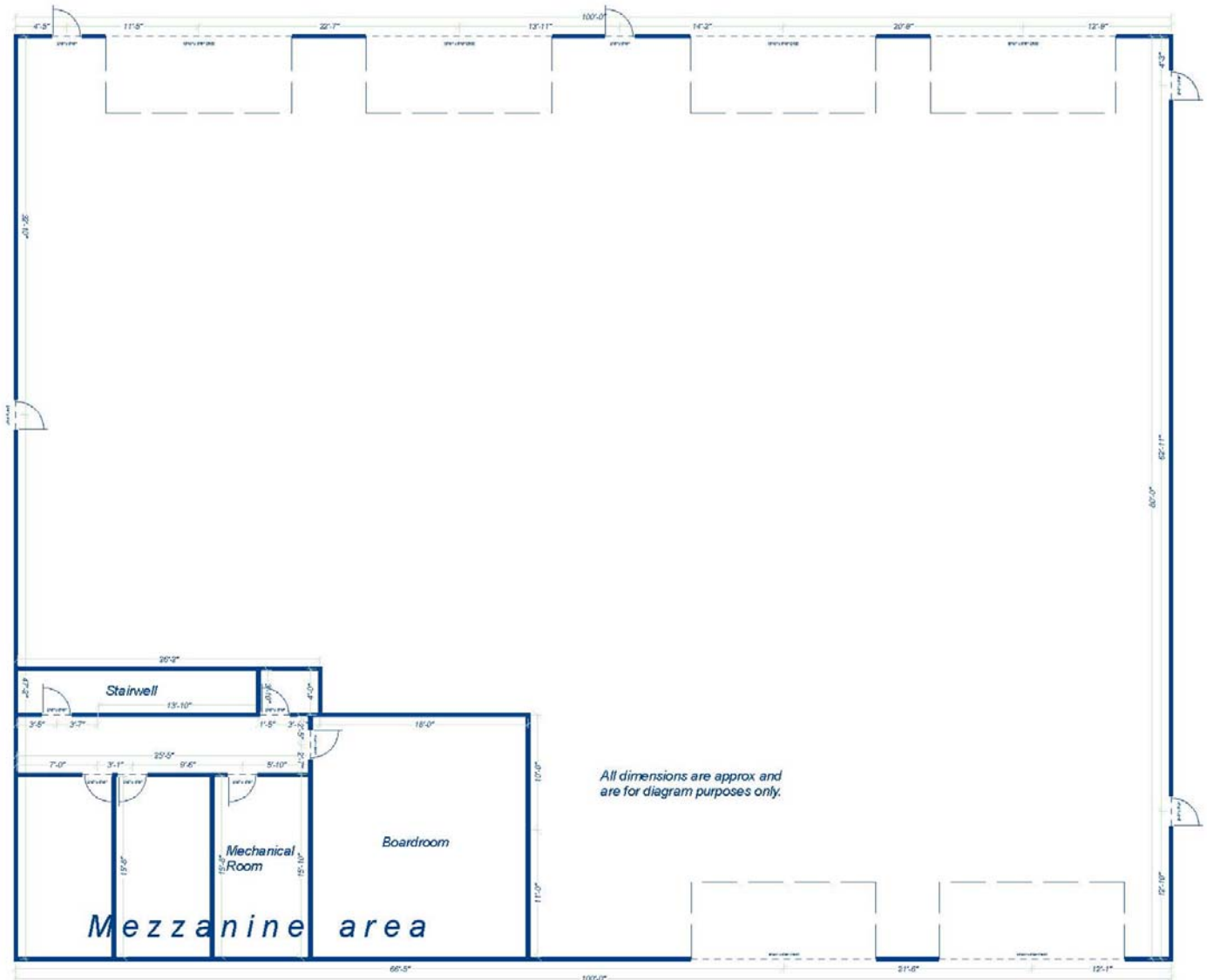
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