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## MANUFACTURING WAREHOUSE PREMISES – FOR LEASE

**Address:** 2820 – 54 Avenue S.E. (Foothills Industrial)

**Land Use:** Industrial – General (I-G) District

**Main Bldg.:** 9,600 SF (+/-)      **Loading:** (2) Drive-In (10'x12')

**Warehouse:** 9,000 SF (+/-)      **Ceiling Ht:** 14'Clear +/-

**Office – Main Bldg.:** 600 SF (+/-)      **Power:** 1,200Amp 120/208Volt 3Phase

**Shed Storage:** 1,800 SF (+/-)      **Parking:** ample on-site parking

**Mezzanine(s):** 2,145 SF (+/-)      **Year Built:** 1972

**Basic Rent:** Main Bldg. - \$ 9.00 per square foot per annum (first year)  
(annual escalations of \$ 0.50 per square foot per annum)

**Op / Costs:** Main Bldg. - \$ 5.46 per square foot per annum (2018)

**Utilities - Main:** Tenant to pay own electricity, natural gas, water, sewer and refuse.

**Yard:** 1.68 acres (+/-) [includes (2) fenced storage areas]

**Lease Term:** Five (5) years

**Comments:** Manufacturing warehouse with yard (1.68 acres of site area), (2) fenced yard storage areas, and shed storage. Main Bldg. – free standing concrete block - new roof (2017). Radiant and overhead heating units plus energy saving, motion censored Led lighting in the warehouse areas. Newly renovated washroom, locker room, three (3) private offices, front reception and staff lunch room. Rear warehouse with receiving area, two (2) storage rooms, production room, finishing room, [paint booth and make-up-air unit - 4,000 cfm (tbv) in as-is condition] and (2) drive-in overhead doors. Mezzanine storage – 2,145 sq. ft. / Shed – 1,800 sq. ft. (unheated). Bus service plus quick access to Deerfoot, Blackfoot and Glenmore Trails.

### LEASING INQUIRIES:

**Dan Turner (403) 289 - 1598**