

UNIT 3141 – 34,865 SF

Rent: Market

2026

Total Additional Rent \$7.93 (psf/yr)

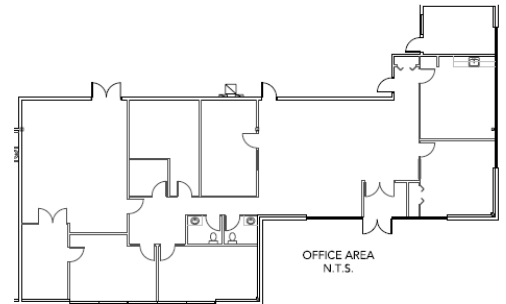
Operating Costs \$4.46 (psf/yr)

Realty Tax \$3.47 (psf/yr)

Availability: October 1, 2026

SPECIFICATIONS

Constructed:	2000
Zoning:	I-C Industrial Commercial
Unit:	Office Area = 3,646 sf, Warehouse = 31,219 sf and includes small, fenced compound
Drive-in Doors:	1 – 10' x 14'
Dock Doors:	8 - 8' x 10'
Clear Height:	25' 5" clear
Lighting:	LED in warehouse; LED tubes retrofit into fixtures in showroom/offices
Electrical Service:	200A, 347/600v
MUA:	None
Office / Warehouse	
Heating:	2 RTU's (Showroom/Offices) (each unit has 5 tons of cooling, both approx. 2000 CFM) 7 - Warehouse Unit Heater 4 - Radiant Tube heater above bay doors
Sprinkler System	CMDA sprinkler system
Fibre Optics:	Telus and Rogers Fiber in the Building – nothing to the unit



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