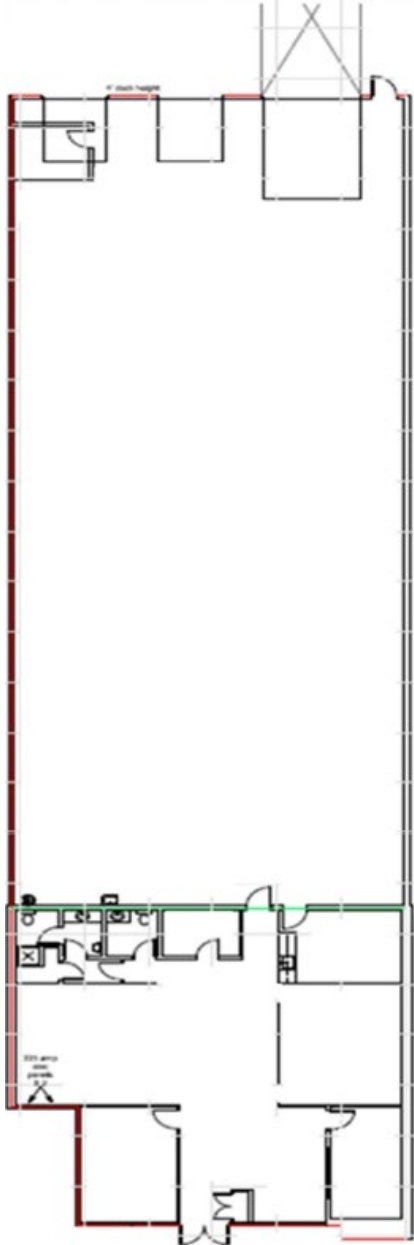


UNIT 3125 – 8,682 SF

**Rent:** Market**2026****Total Additional Rent \$7.93 (psf/yr)****Operating Costs \$4.46 (psf/yr)****Realty Tax \$3.47 (psf/yr)****Availability:** December 1, 2026**SPECIFICATIONS**

Constructed:	2000
Zoning:	I-C Industrial Commercial
Unit:	Single bay Office area = 2,339 sf Warehouse Area = 6,343 sf
Drive-in Doors:	1 - 10' x 12'
Dock Doors:	2 - 8' x 10'
Clear Height:	25' 5" clear
Lighting:	Warehouse LED Office T8 Fluorescent
Electrical Service:	347/600 Volt 100 Amp
MUA:	Yes – 6000 CFM
Office / Warehouse Heating:	RTU – 2000 CFM Warehouse: 2 Unit Heaters 1 Tube Heater by Overhead Door
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

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403-213-9710

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