

C/L

1,546 sf
Unit 22



WAREHOUSE/OFFICE IN SOUTHBEND FOR LEASE

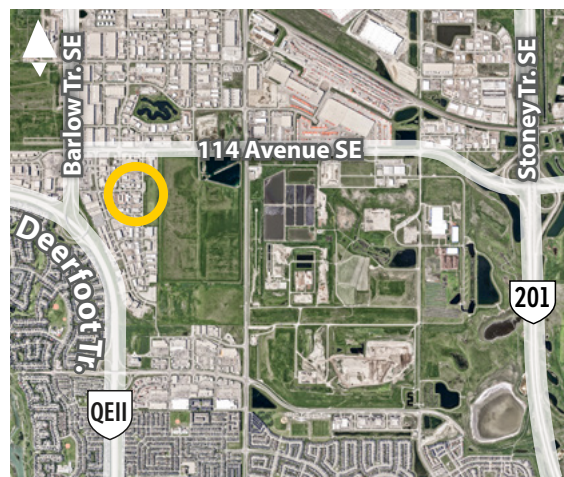
Southbend Business Centre
4407 116 Avenue SE, Calgary



1 (12'x12')
drive-in



125A; 110/208/600V
power (TBV)



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



- » Easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Ample parking.
- » Data networking throughout.
- » Alarm and security cameras.
- » Single accessible washroom on the main level.
- » Fiber optics (TBC).

PROPERTY INFORMATION

ADDRESS: 4407 116 Avenue SE, Calgary

DISTRICT: Southbend Industrial Park

ZONING: I-G (Industrial General)

AVAILABLE FOR LEASE: 1,546 sq. ft. – Unit 22

LOADING: 1 (12' x 12') drive-in door

CEILING HEIGHT (CLEAR): 20' (TBV)

POWER: 125 amp, 110/208/600V, 3 phase (TBV)

HEATING/HVAC:

- » HVAC – main floor (showroom) and mezzanine.
- » Overhead gas-fired heater unit for warehouse.

PARKING: Double row parking

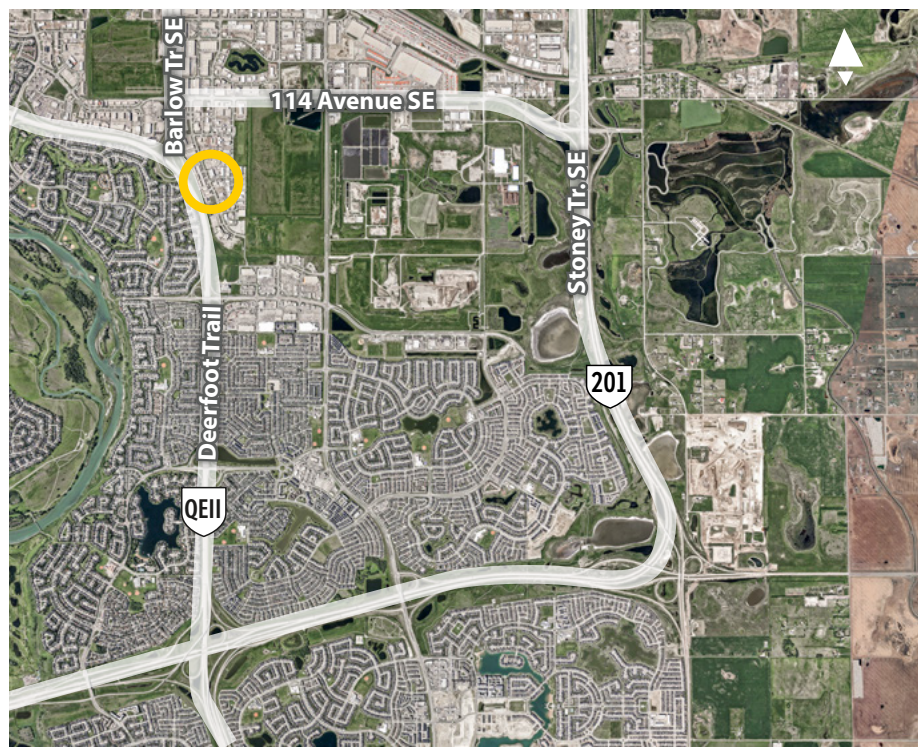


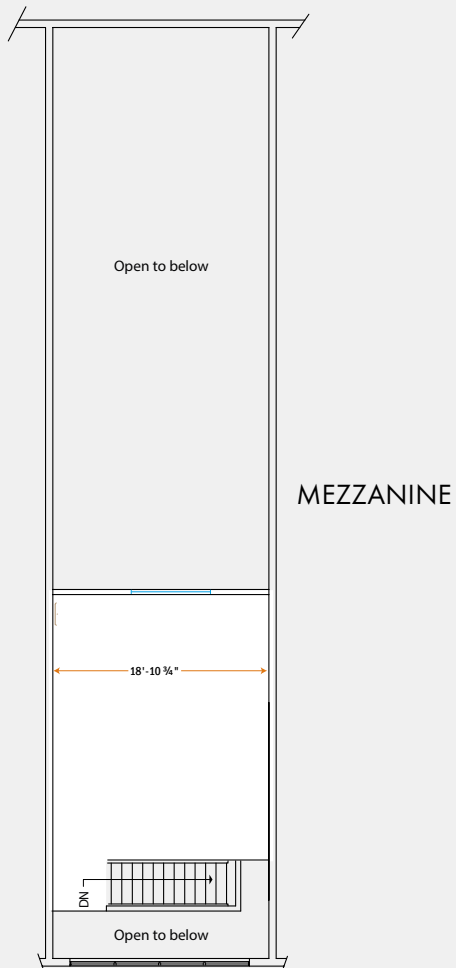
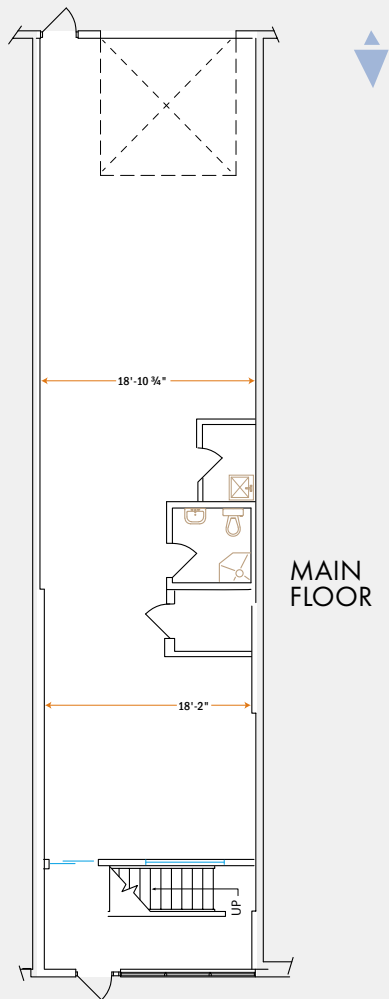
LEASE INFORMATION

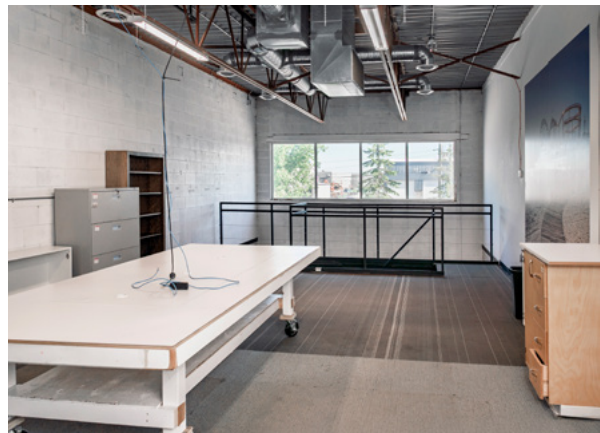
AVAILABILITY: Immediate **C/L**

OP. COSTS AND TAXES: \$10.12 per sq. ft. (est.)

LEASE RATE: \$15.00 per sq. ft.







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LOCAL EXPERTISE MATTERS