

Lease

2416 & 2420 - 91 Ave SE



HIGHLIGHTS / FEATURES

- Close to nearby retail amenities and the Bow River
- Adjacent to future LRT Greenline and station
- Large Marshaling Area
- Full height concrete block demising walls
- Make-up Air Unit (MUA) and Exhaust Fan
- 200 Amp Power for each Bay
- Two 3 Ton A/C Units
(can cool up to 1,500 sq. ft. each)
- Gas fired unit heaters for warehouse
- Sump Floor Drains in Warehouse by both Overhead Doors
- Space has open Design with Small Office area
- Available 30-60 days

PROPERTY INFORMATION

Rentable Area:

2 warehouse bays: +/- 3,328 sq. ft. each

Total: +/- 6,657 sq. ft.

Loading: 2- 14'x12' drive-in doors

Sprinklers: Fully sprinklered

Parking: 10 assigned stalls

Lease Rate: \$14.00 psf

Op Costs (2020): \$7.20 psf

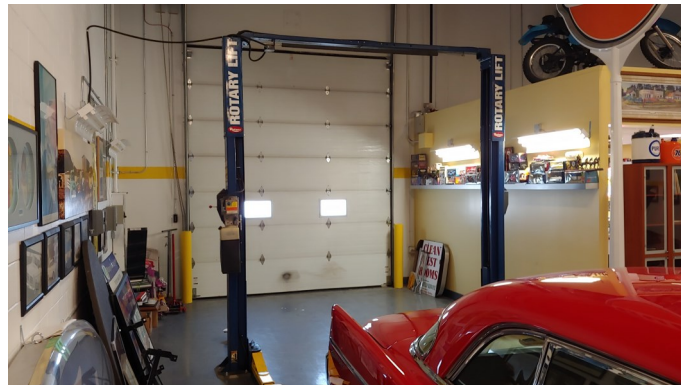
Incl. Water, Sewer, Elec., N. Gas and
Property Taxes

NOTE:

Bays can be leased together or separated
by a 1 hour demising wall

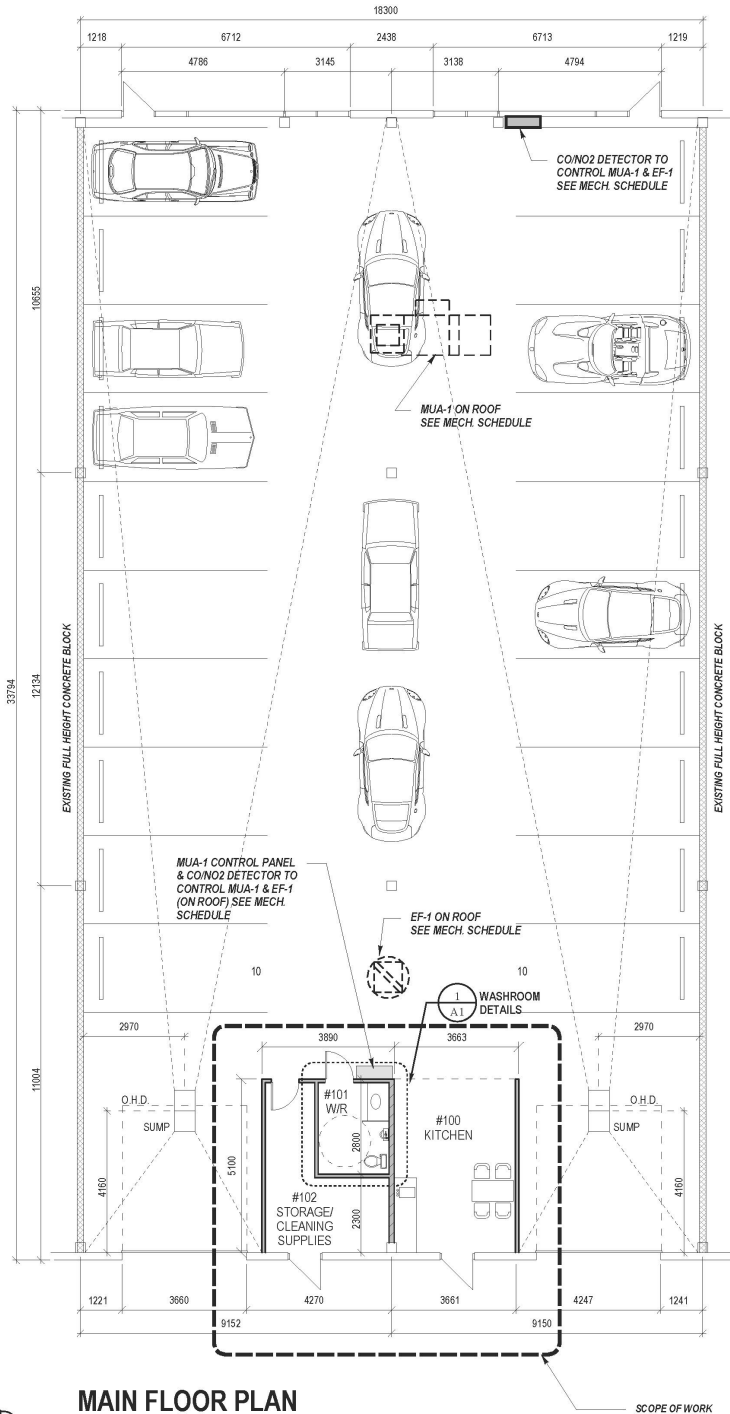
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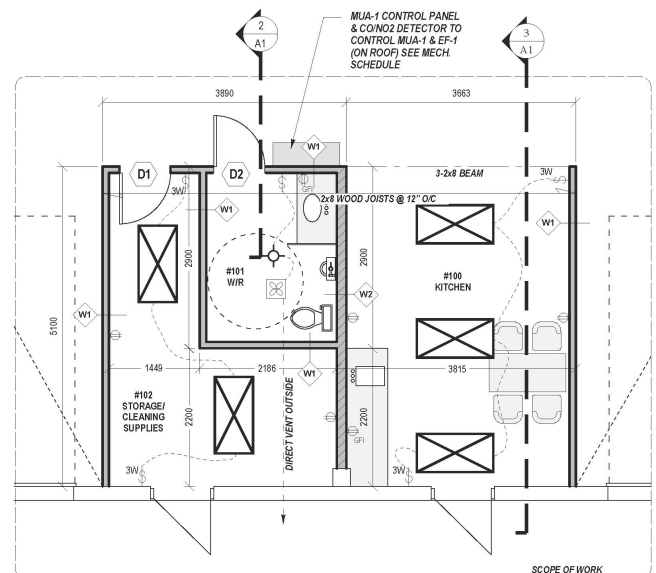
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MAIN FLOOR PLAN

Scale 1:100

AREA: 618.43 sq.m. (±6,657 sq.ft.)

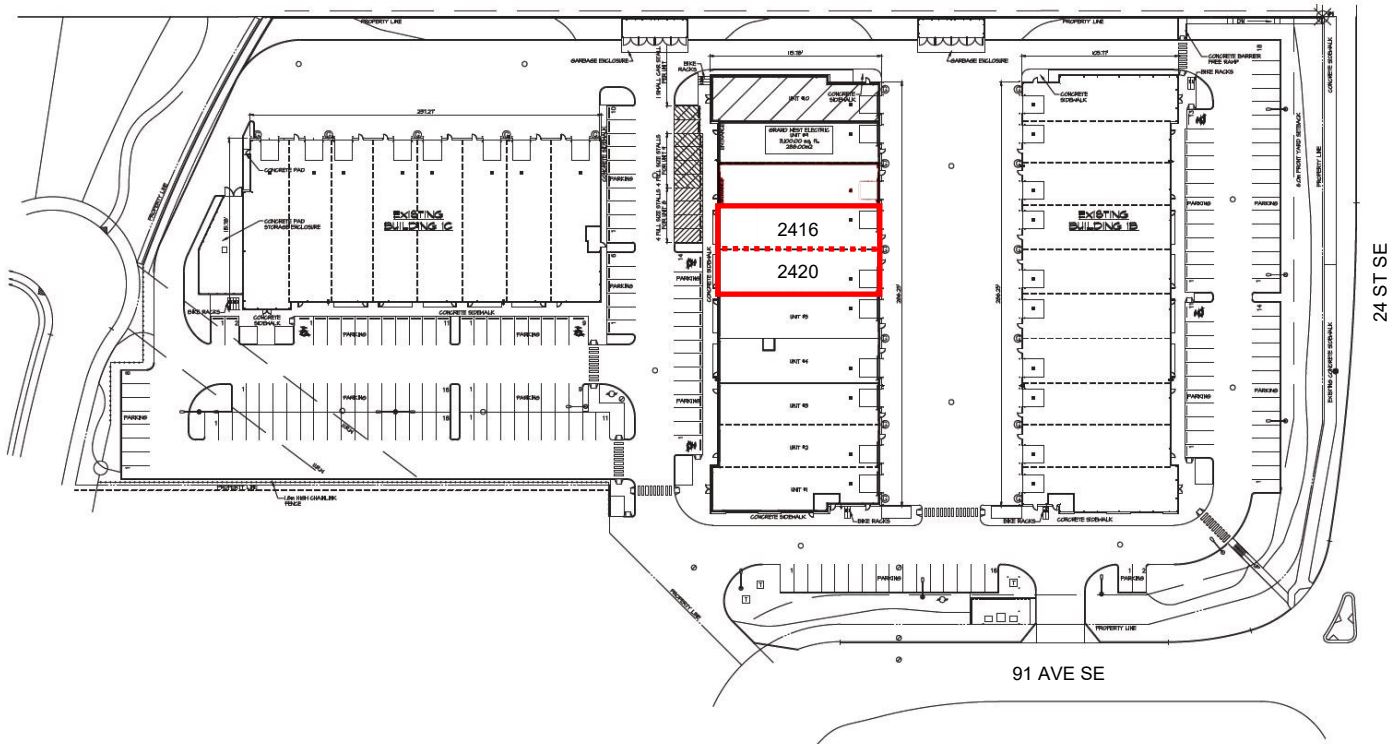


PARTIAL MAIN FLOOR PLAN

Scale 1:50

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