

Bay 12

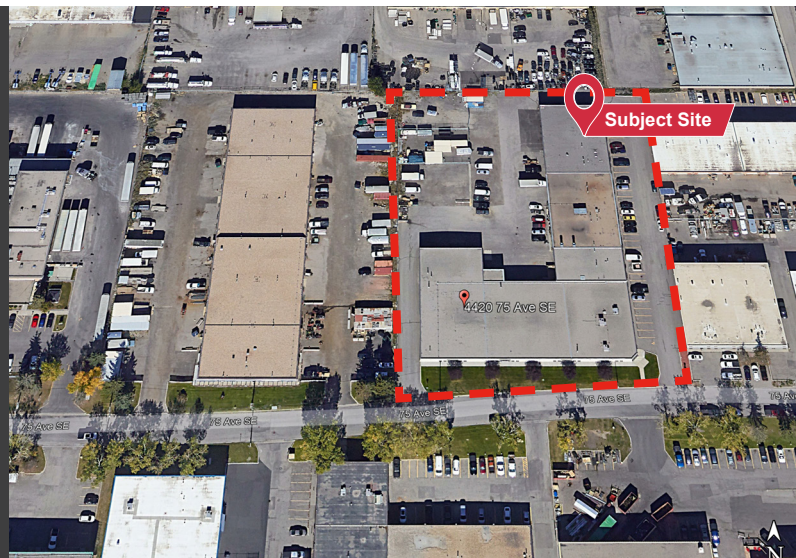
Occupancy: Negotiable

Office: 200 SF +/-
Warehouse: 1,389 SF +/-
Total: 1,589 SF +/-

Large one office with mezzanine/lunchroom & storage. Washroom in warehouse.



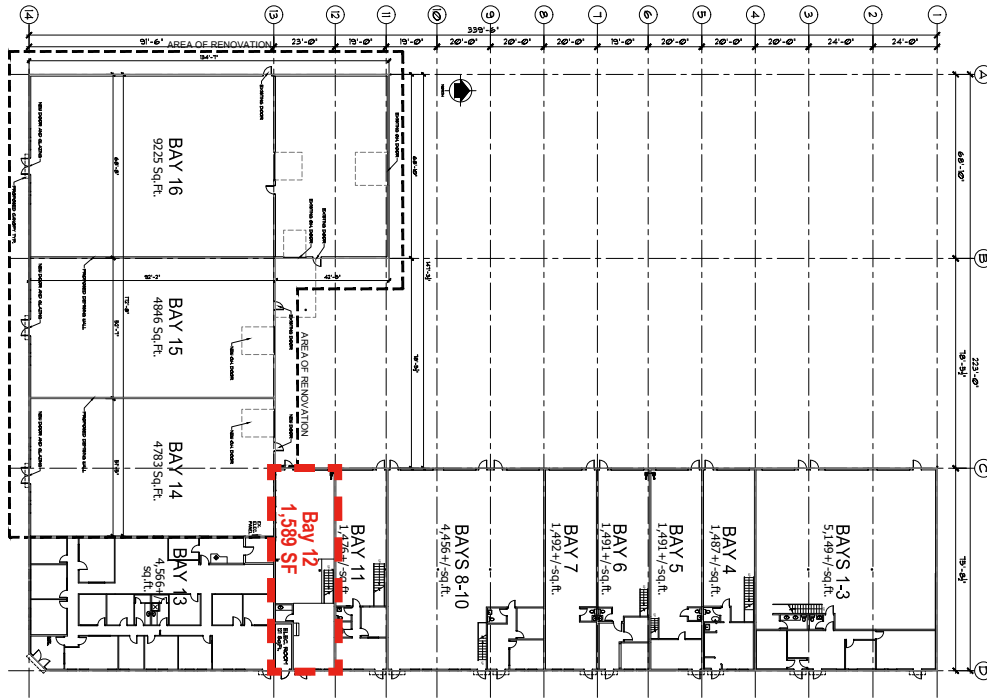
- One Drive in Loading Door (14' x 16')
- Ceiling Height 18' Clear
- Base Rate \$16.00/sf
- Zoning I-G (Industrial General)
- Floor Sump
- 400 Amp Service
- Op Costs: CAM \$3.09/SF
Property Tax \$3.01/SF
Total Op Costs \$6.10/SF



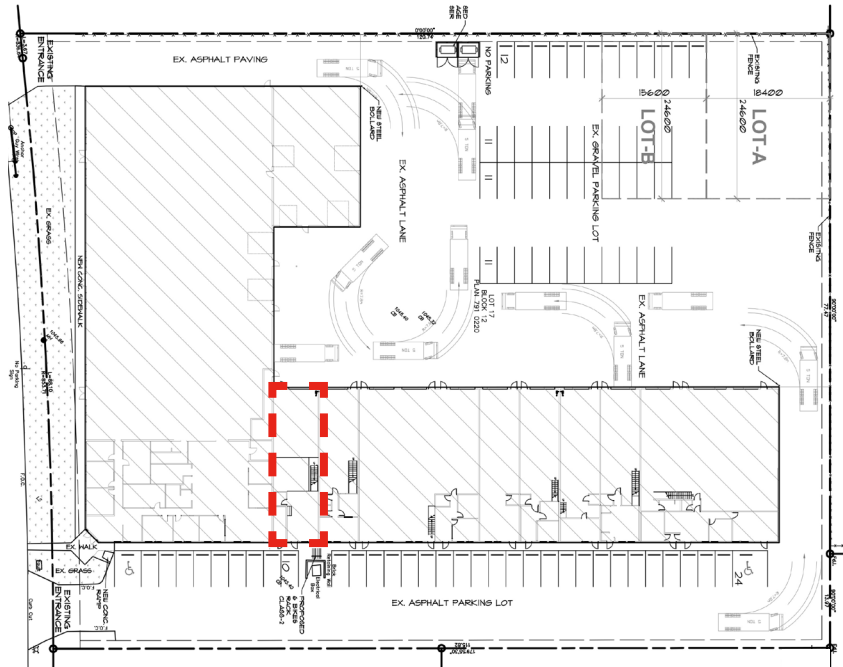
FOR LEASE

Bay 12, 4420-75th Ave SE
Calgary, AB

Floor Plan



Site Plan



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REAL ESTATE SERVICES
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Location



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