Unit 31, 4511 Glenmore Trail SE, Calgary, AB



PARTICULARS

District: South Foothills

Zoning: I-G (Industrial General)

Available Area:

Warehouse: \pm 1,824 sf Office: \pm 2,219 sf TOTAL: \pm 4,043 sf Loading: 1 DK (8'x10')

Ceiling Height: 24'

Net Rent: \$12.00

Op Costs: \$4.96 (TBV)

Available: Immediately

COMMENTS

- Built in 2007
- Excellent exposure to Glenmore Trail SE
- Double row parking
- Office built out over two floors and includes kitchenette, boardroom, multiple private offices and reception area
- Metal halide lighting
- HVAC throughout warehouse
- Racking available

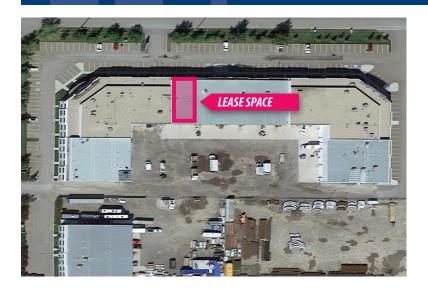




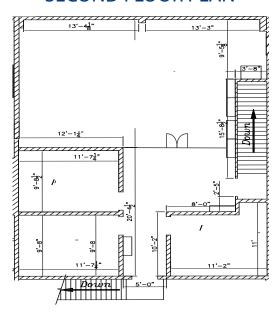
For more information or to view, **PLEASE CONTACT:**

David Jantzie, Associate 587.293.3360 david.jantzie@avisonyoung.com

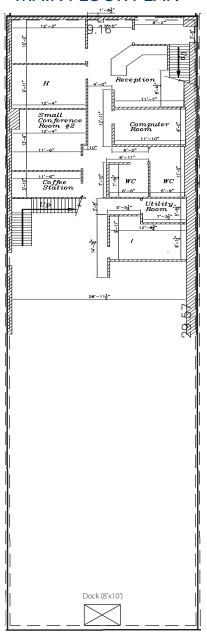
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SECOND FLOOR PLAN



MAIN FLOOR PLAN







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