

FOR LEASE

Unit 31, 4511 Glenmore Trail SE, Calgary, AB



PARTICULARS

District:	South Foothills
Zoning:	I-G (Industrial General)
Available Area:	
Warehouse:	± 1,824 sf
Office:	± 2,219 sf
TOTAL:	± 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

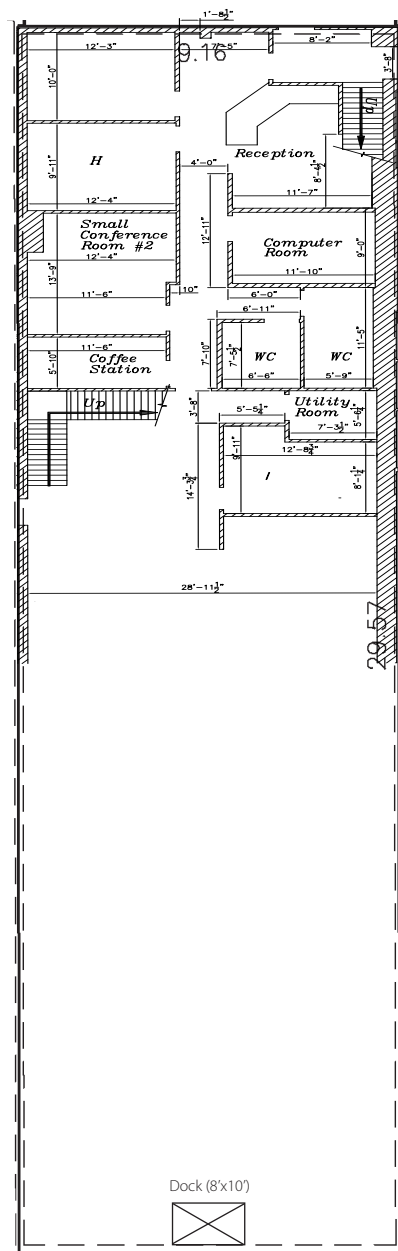
david.jantzie@avisonyoung.com

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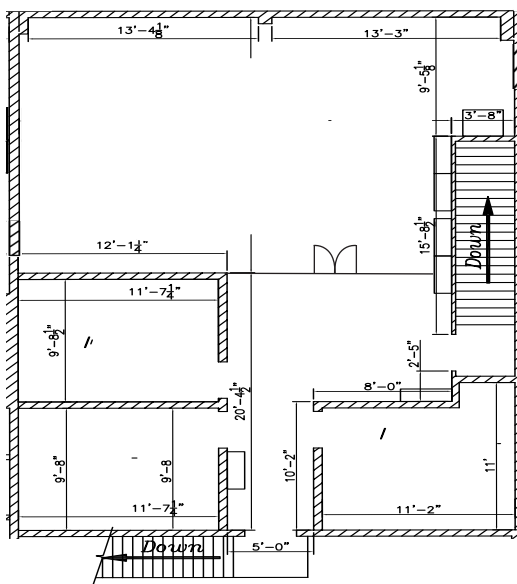
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MAIN FLOOR PLAN



SECOND FLOOR PLAN



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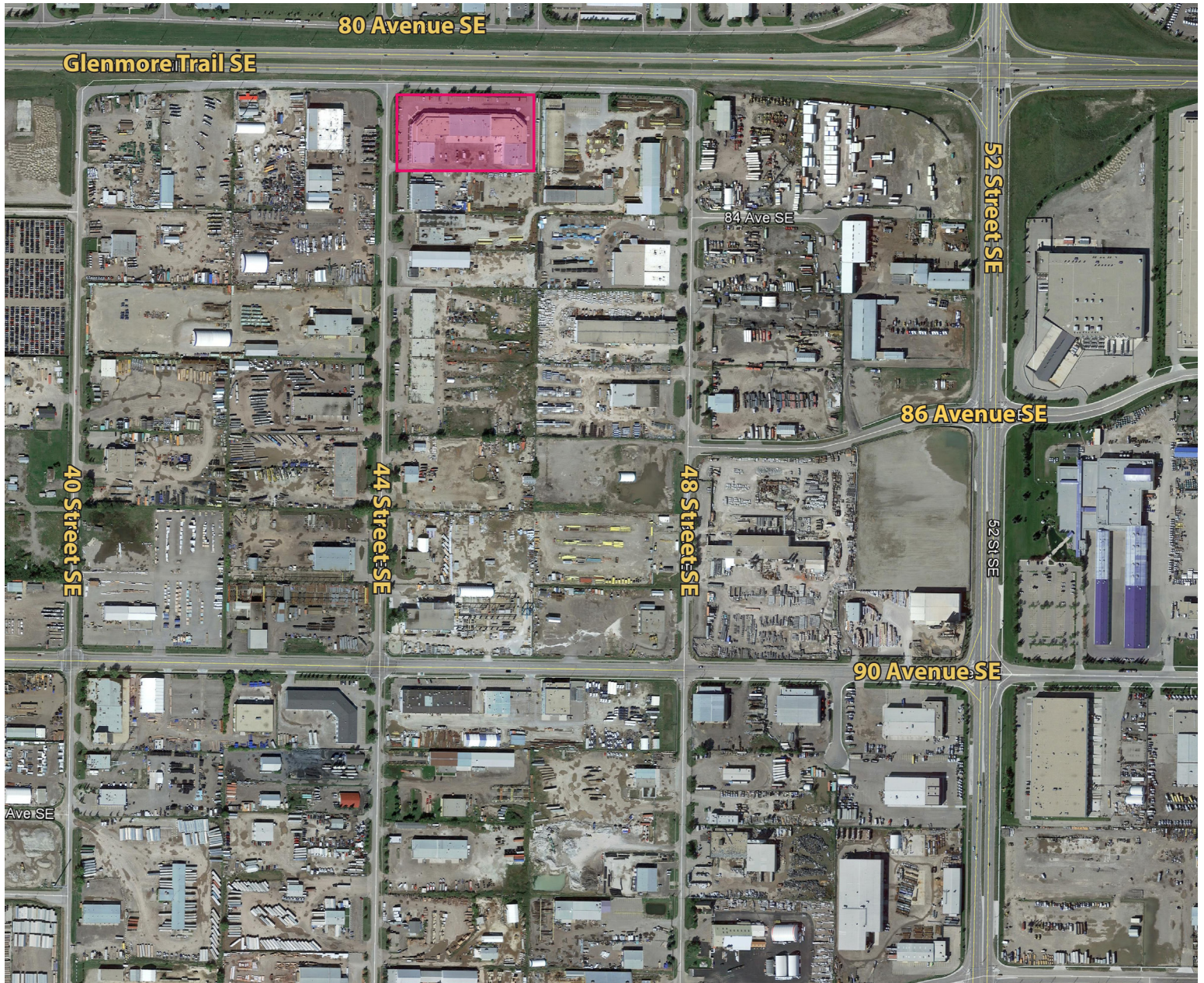


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