

FOR LEASE

MERIDIAN

WAREHOUSE / OFFICE

625 - 28th Street N.E.



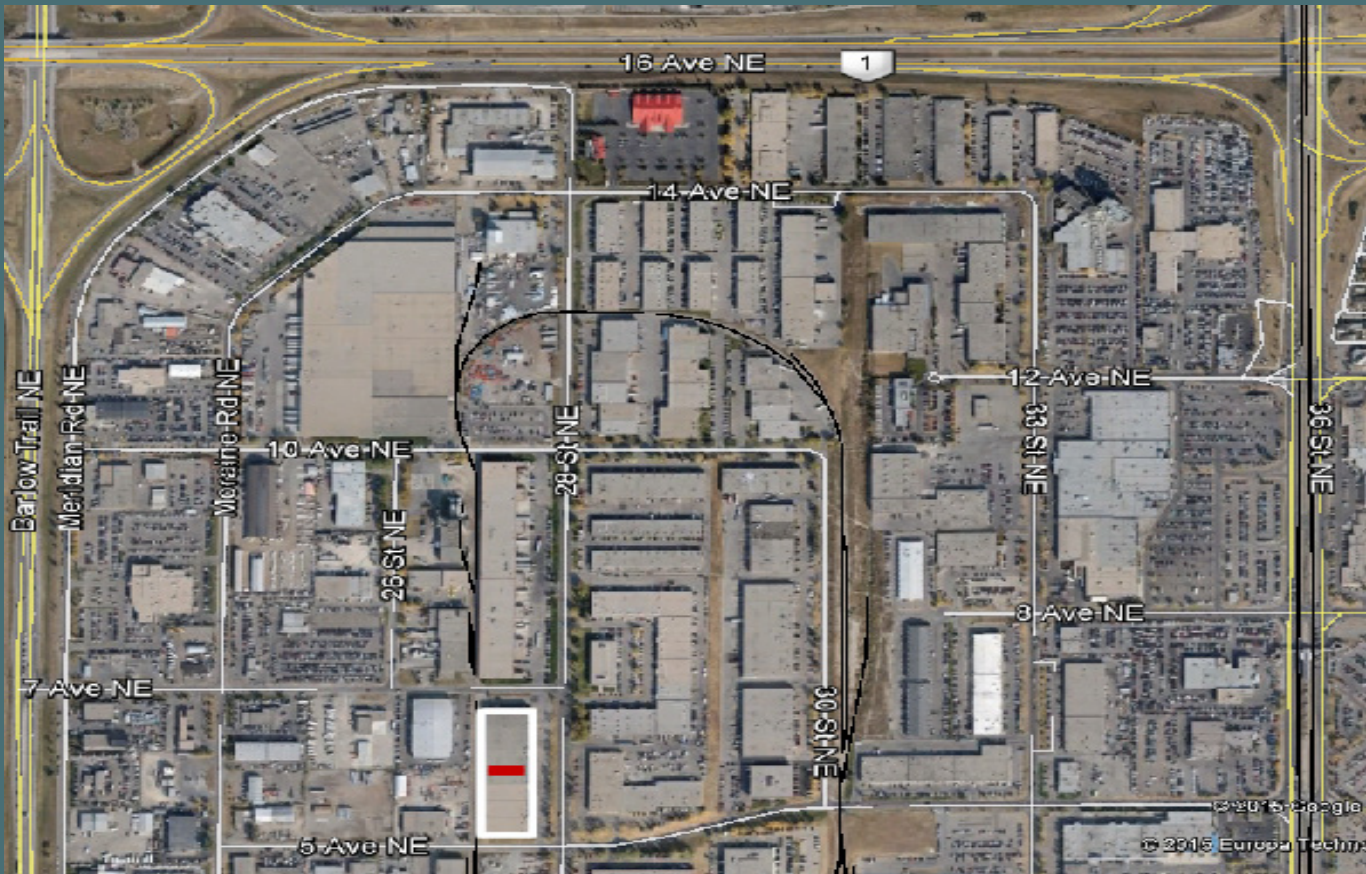
18,000 Square Feet

PROPERTY HIGHLIGHTS

625 - 28th Street N.E.

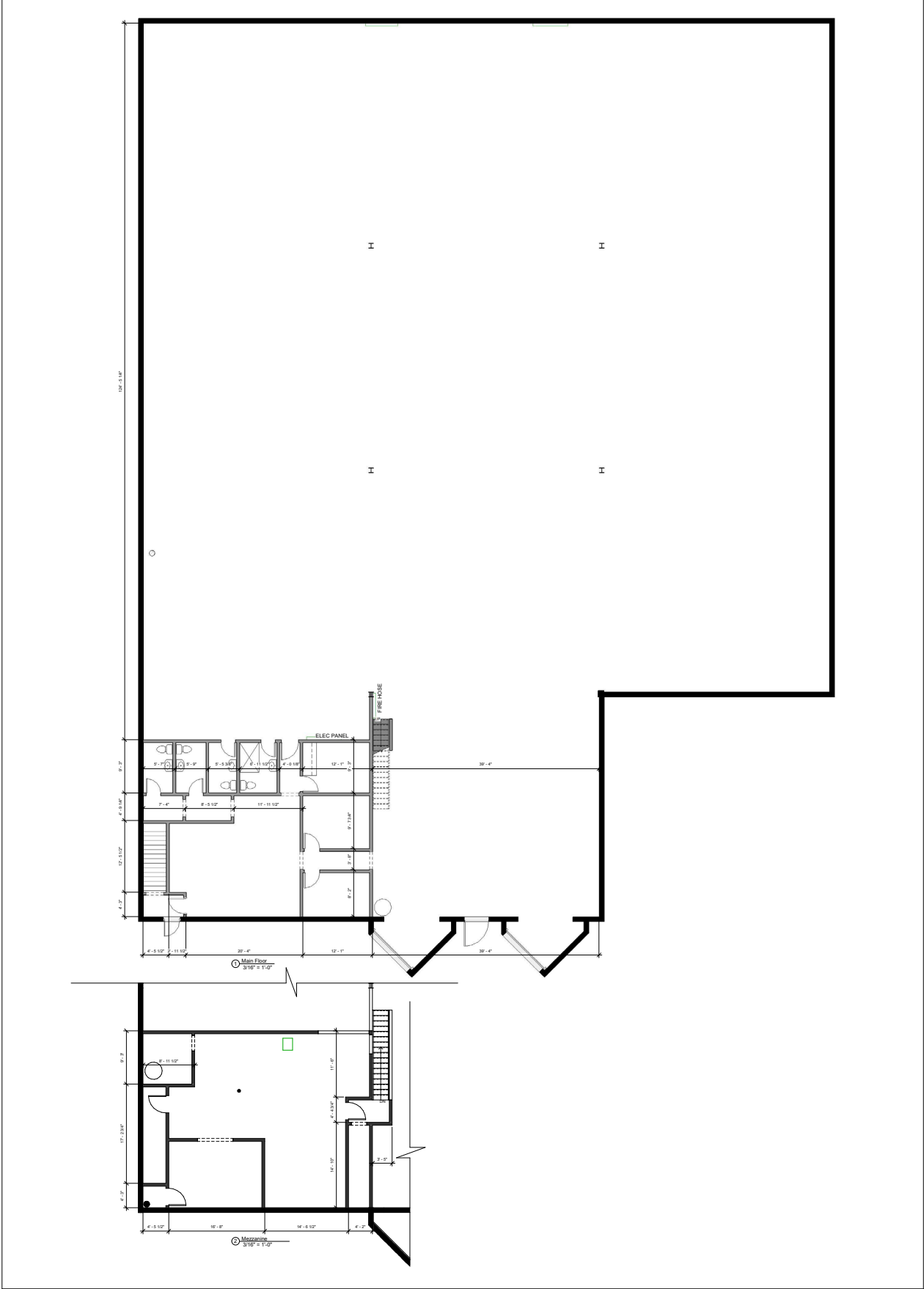
DISTRICT:	Meridian
LEGAL DESCRIPTION:	Plan 7655HF, Block 7, Lot 1
ZONING:	I-G
BUILDING SIZE:	96,000 Sq. Ft.
BAY SIZE:	18,000 Sq. Ft.
OFFICE SIZE:	1,000 Sq. Ft.
WAREHOUSE SIZE:	17,000 Sq. Ft.
LOADING:	(2) Docks 8' x 10'
CEILING HEIGHT:	24'
ELECTRICAL:	400 Amps, 600 Volts
HEATING:	Unit heaters and RTU
LEASE RATE:	\$9.50 per Sq. Ft.
PROPERTY TAX:	\$1.79 per Sq. Ft.
OPERATING COSTS:	\$2.19 per Sq. Ft. ("2018 Budget")
AVAILABLE:	Immediately
COMMENTS:	Developed Mezzanine 1,000 Sq. Ft. New Warehouse Lighting (T5) Calgary Transit Bus Route #127 High Traffic Location

LOCATION



FLOOR PLAN

625 - 28th Street N.E.



CITY MAP

625 - 28th Street N.E.

