

READY FOR OCCUPANCY



FOR LEASE

INDUSTRIAL | OFFICE | SHOP

4855 - 102nd Avenue SE, Calgary, AB

AVAILABLE AREA:

26,916 square feet TOTAL
13,458 square feet per Tenant

MAIN FLOOR AREA:

22,510 square feet (incl. office)

NET LEASE RATE:

\$18.50 psf per annum

OPERATING COSTS:

\$3.75 psf (estimated for 2014)

AVAILABLE:

Immediate



JON MOOK 403-616-5239
jmook@barclaystreet.com

CASEY STUART 403-828-8669
cstuart@barclaystreet.com

WWW.BARCLAYSTREET.COM

Bay 117, 4950 - 106th Avenue SE, Calgary, AB T2C 5E9

BUILDING INFO. & LOCATION



BUILDING INFORMATION

TOTAL BUILDING AREA:

Main Floor Office: 4,763 square feet
Second Floor Office: 4,406 square feet
Warehouse: 17,747 square feet
TOTAL: 26,916 square feet
Additional free mezzanine of 1,422 sq.ft.

SITE SIZE:

1.742 acres

T.I. ALLOWANCE:

Based on 2 levels of office developed

INDIVIDUAL TENANT AREA:

13,458 square feet per Tenant

CEILING HEIGHT:

28' clear height

LOADING:

2 - 16' x 16' drive-in doors
2 - 20' x 20' drive-in doors
2 - 20' x 25' drive-in doors

ELECTRICAL:

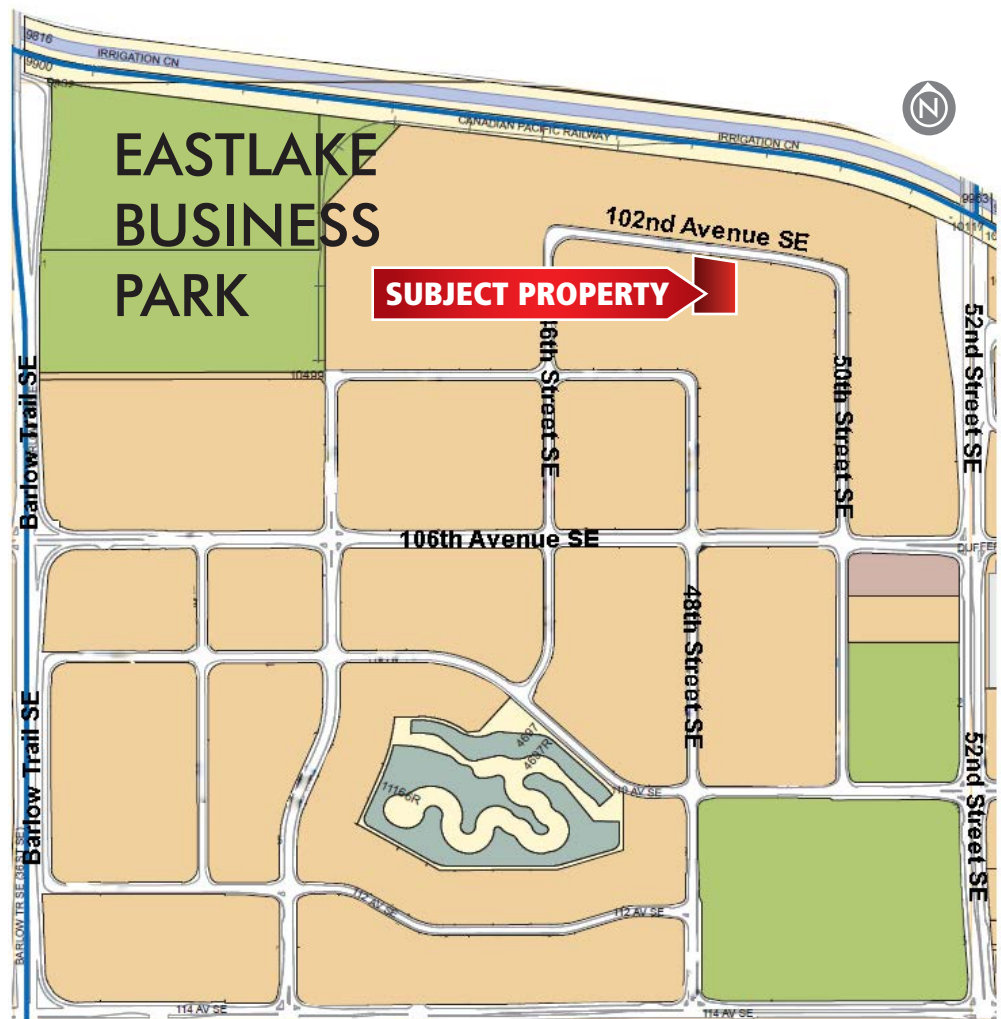
1,600 amps, 600 volts, 3 phase service

LIGHTING:

T5 HO Fluorescent

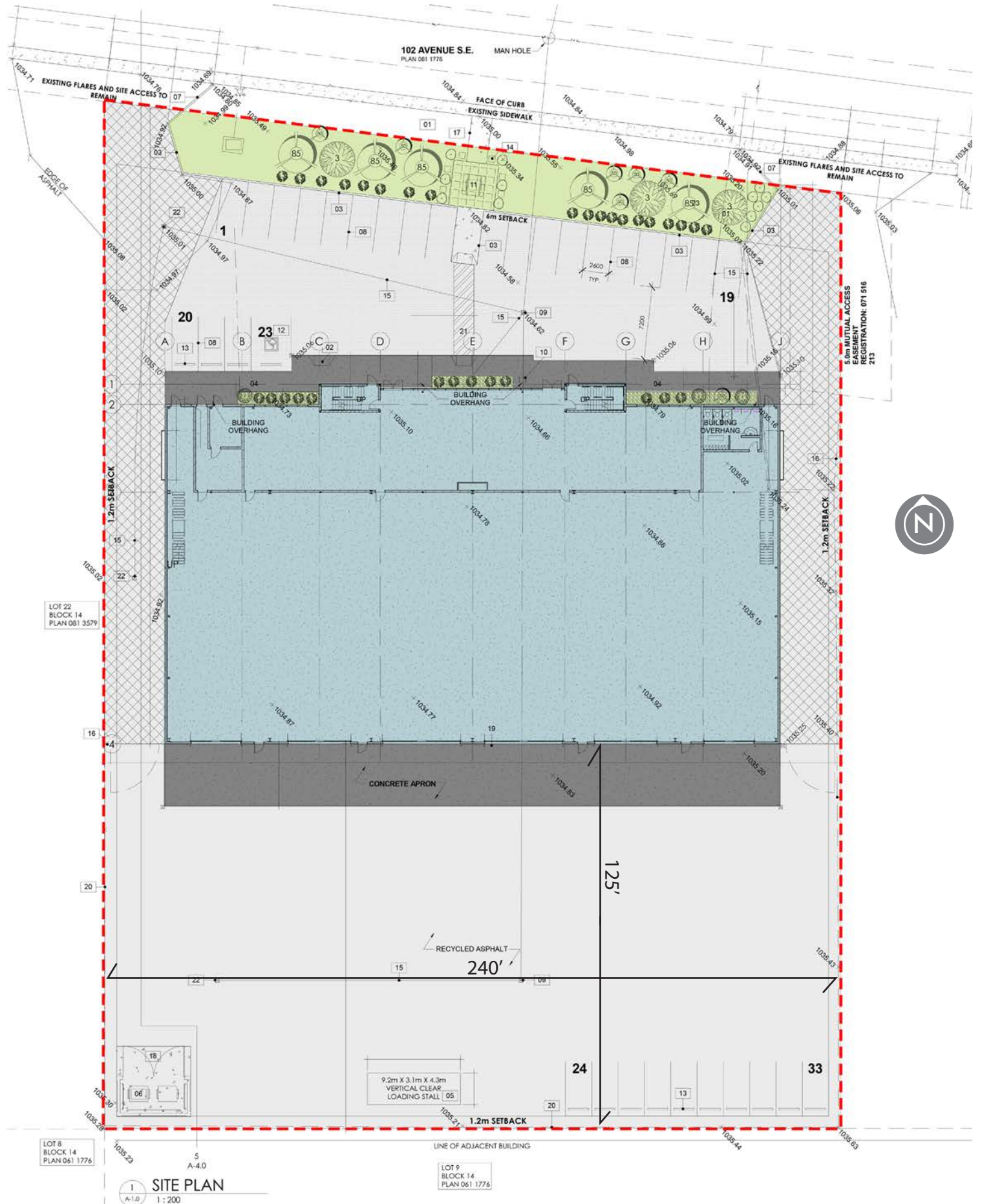
CRANES:

10 TON crane included
25' clear hook height

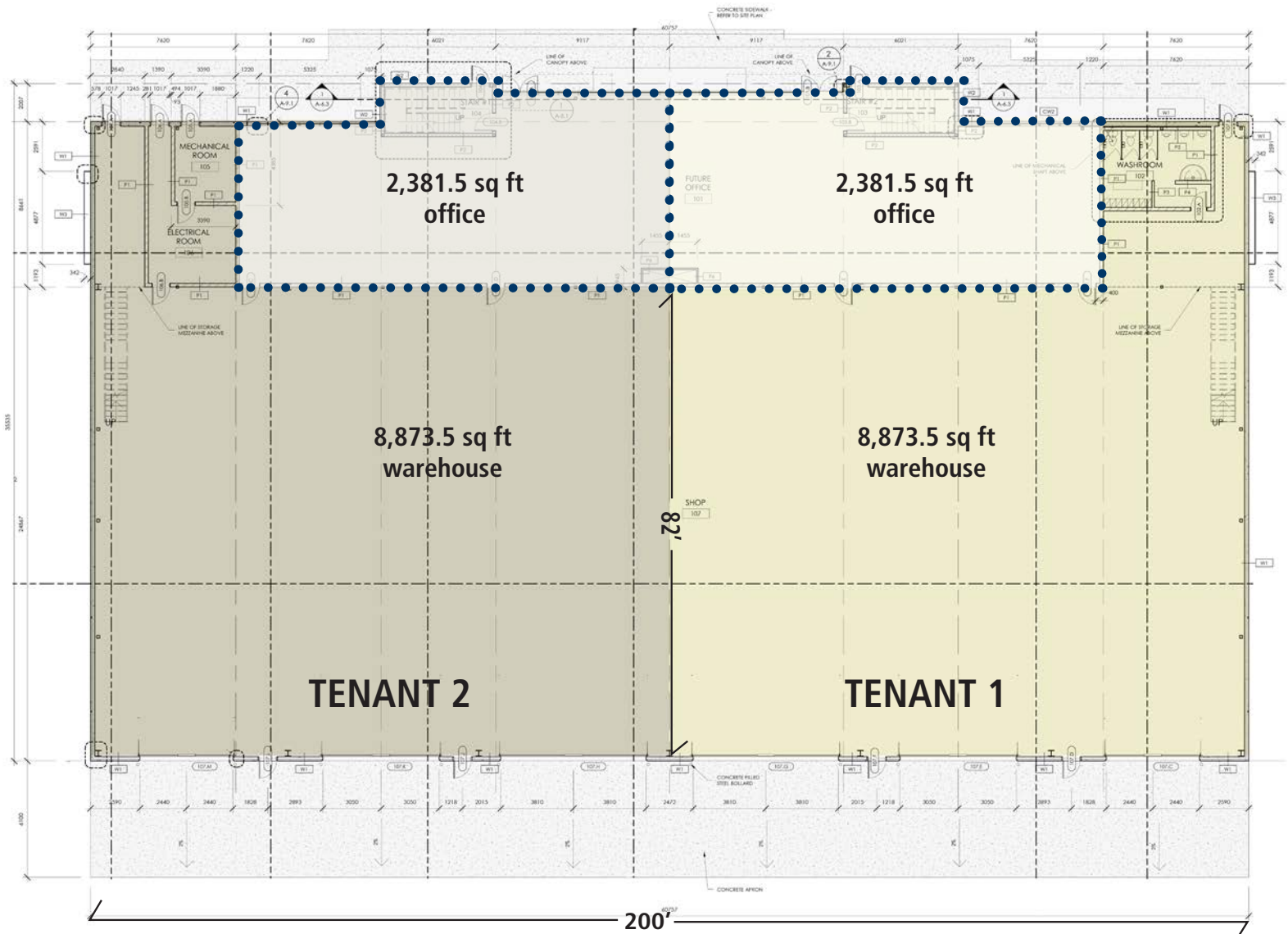


- Clear span warehouse
- Make-up Air included
- Sumps at every door location
- Fenced, secure yard with two access points

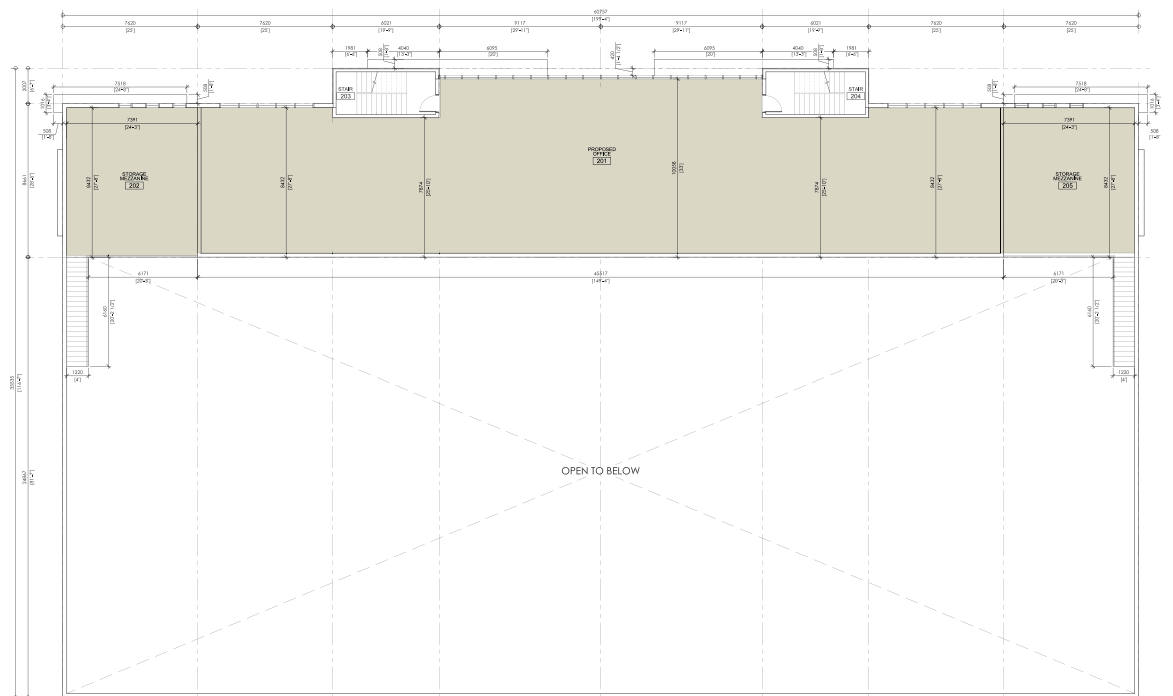
SITE PLAN



FLOOR PLANS



Second Floor



PROPERTY PHOTOS



READY FOR
OCCUPANCY



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



LOCAL
EXPERTISE
MATTERS

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:
Jon C. Mook • jmook@barclaystreet.com • c: 403-616-5239
Casey Stuart • cstuart@barclaystreet.com • c: 403-828-8669

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