CUSHMAN & WAKEFIELD

FOR LEASE

# 3503B – 64th Avenue SE

## Calgary, AB

RATE REDUCED

## Lease Particulars

| | |
|---|---|
| Office | ±345 SF |
| Warehouse | ±3,715 SF |
| **Total Area** | **±4,060 SF** |
| Loading | 1 (12' x 14') drive-in door |
| Lease Rate | ~~$9.00~~ $8.00/SF |
| Op. Cost (2019) | $4.50/SF (TBV) |
| Possession | 30 days notice |
| Parking | 4 dedicated stalls |

## Property Facts

| | |
|---|---|
| Location | Foothills Industrial |
| Zoning | I-G (Industrial General) |
| Ceiling Height | 18' clear |
| Power | 200 Amps / 600 Volts (TBV) |

## Comments

- T5 lighting in warehouse
- Newly installed building roof & repaved parking lot
- Sump in warehouse
- Quick access to Barlow and Glenmore Trails


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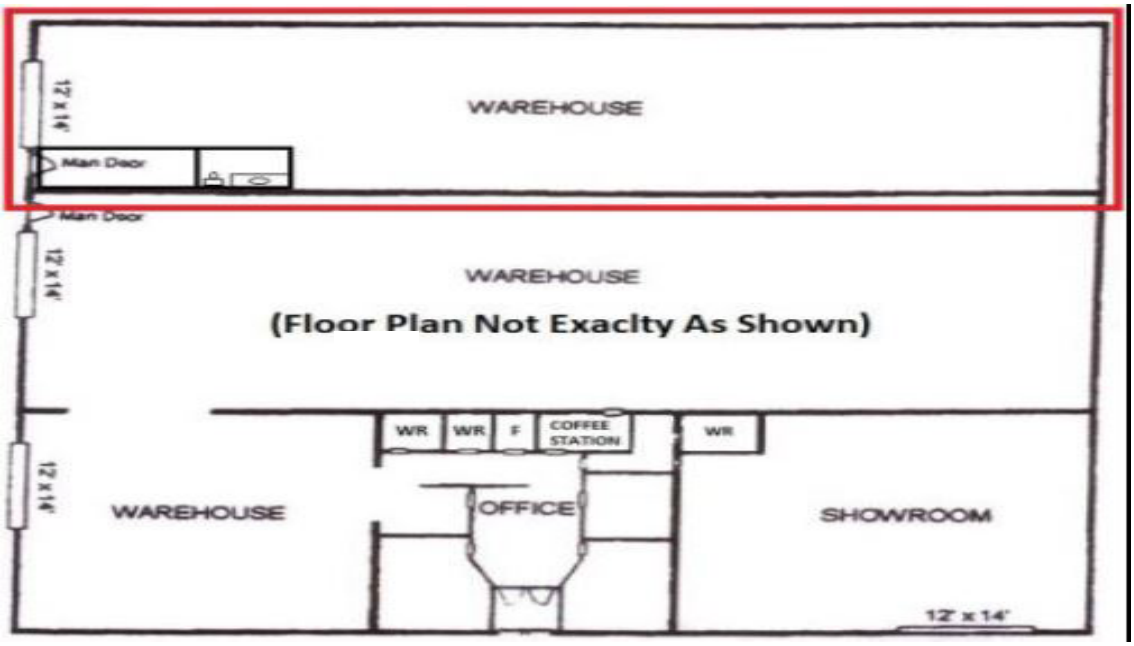
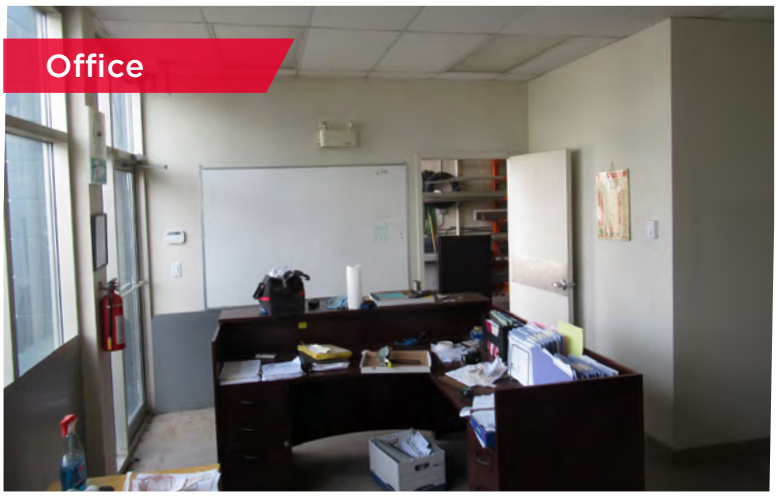
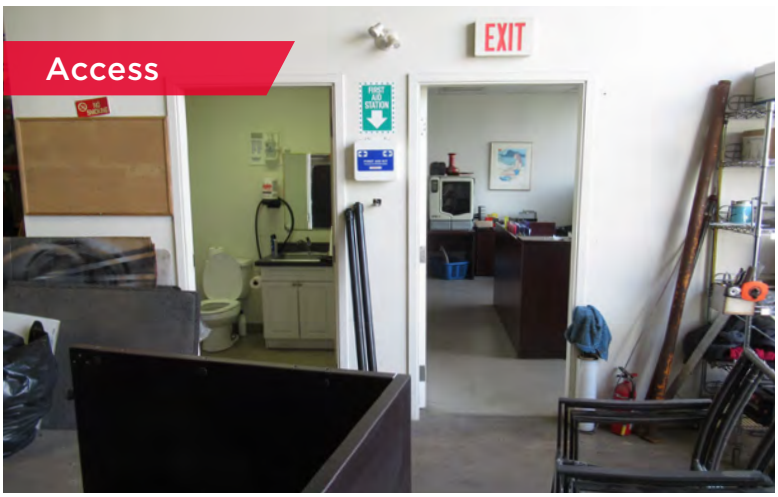
## Floor Plan







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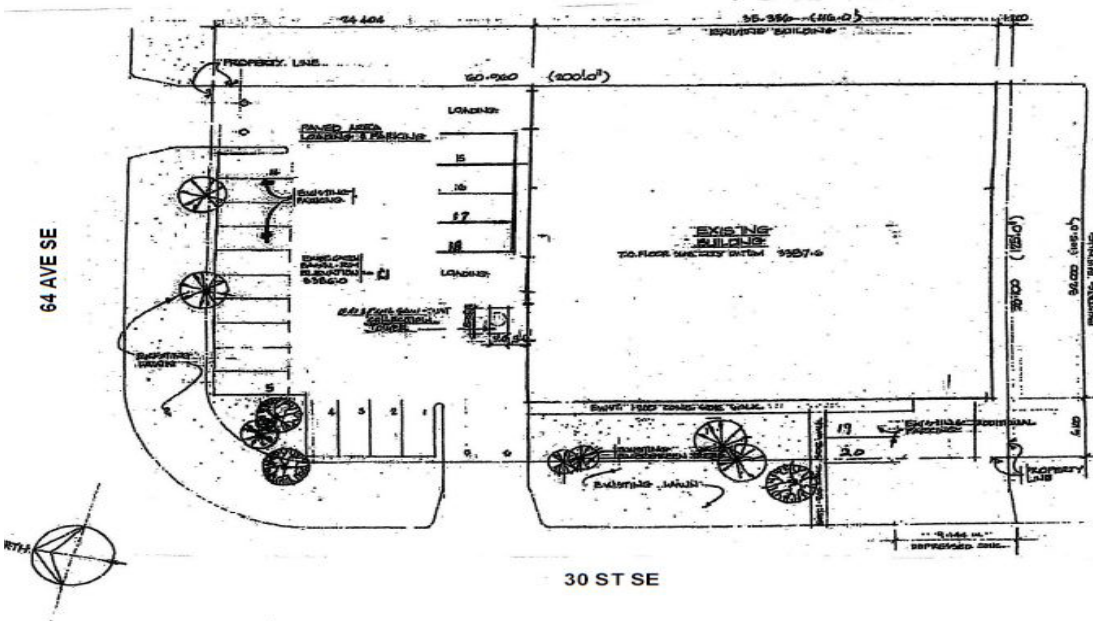
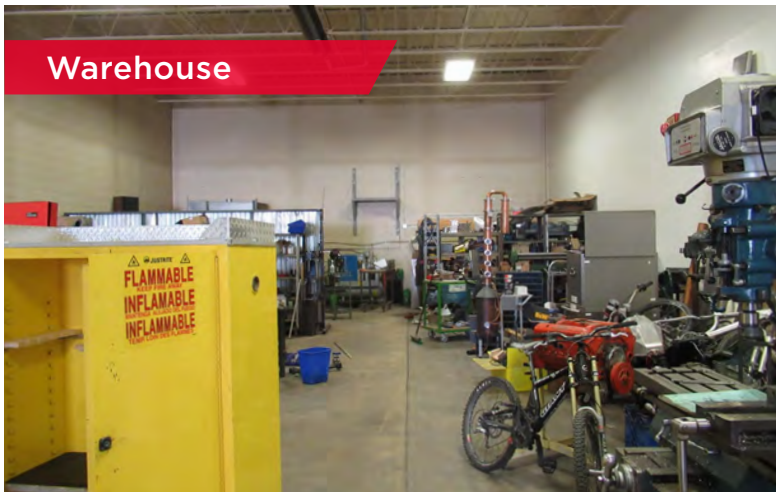
## Site Plan



Load door



Warehouse

Exterior

Warehouse

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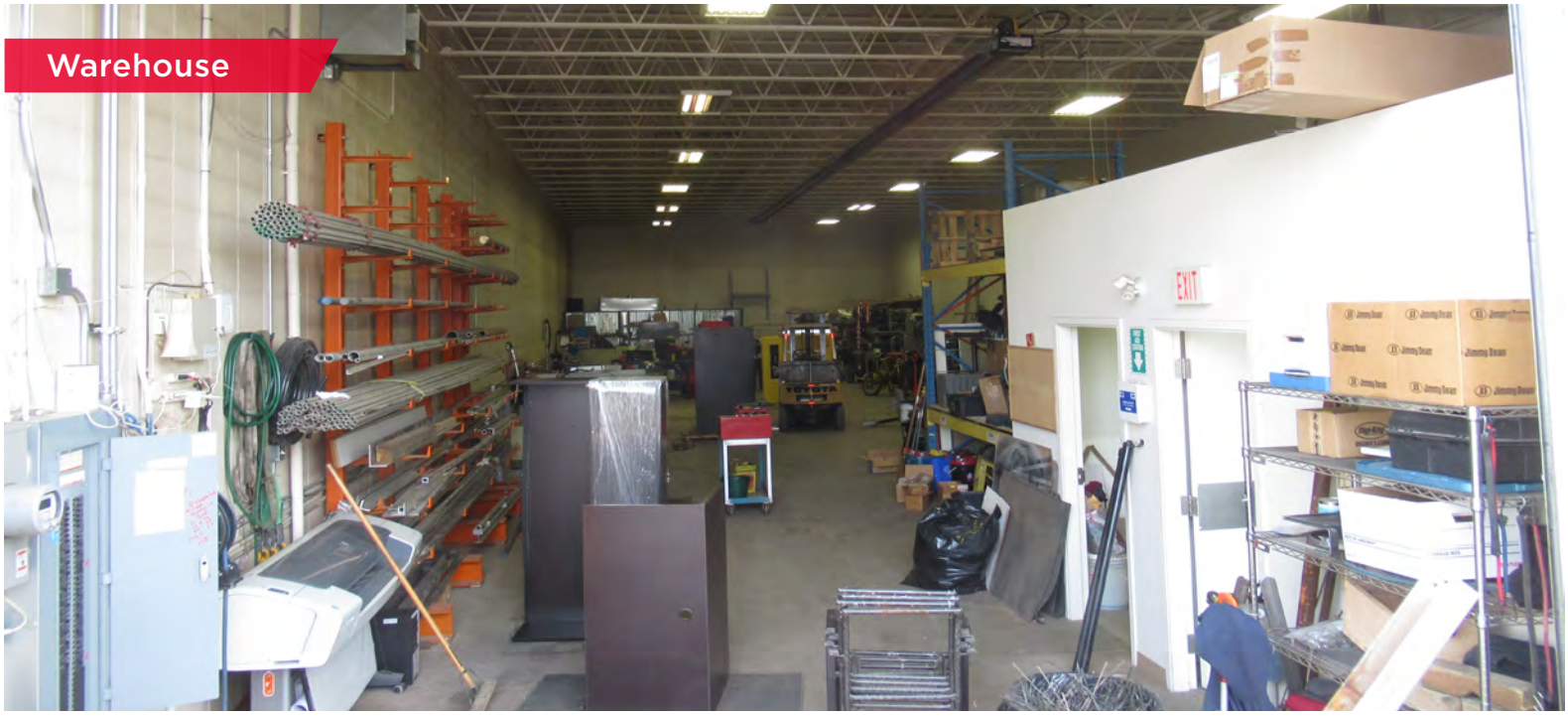
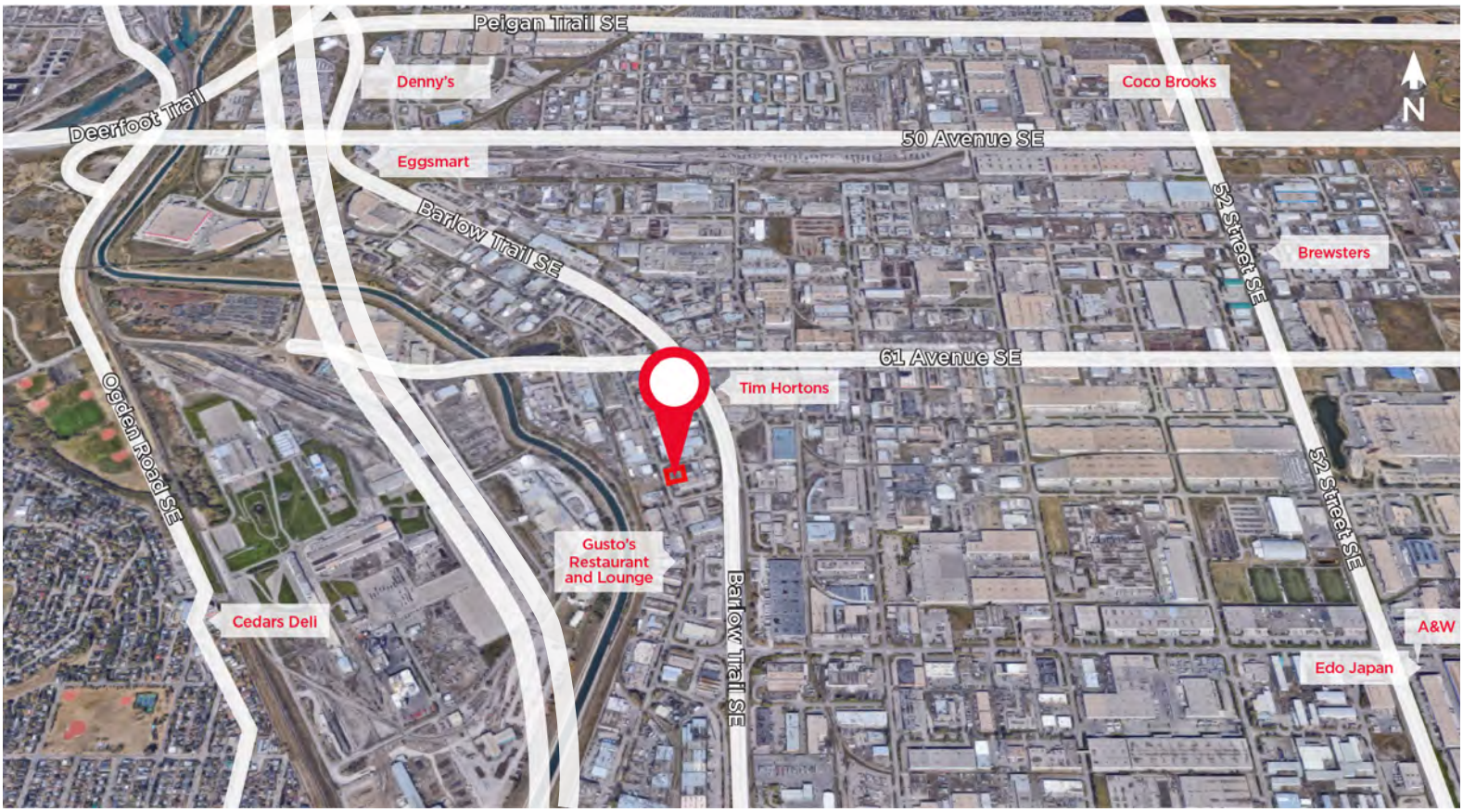
## Warehouse



## Map

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