

**8,042 SQ. FT.
AVAILABLE**



\$8.00 PER SQ. FT. NET RENT FOR THE FIRST YEAR OF LEASE TERM

FOR LEASE

INDUSTRIAL | OFFICE | WAREHOUSE
7920 - 10th Street NE, CALGARY, AB

AVAILABLE AREA:

Office: 1,602 square feet

Warehouse: 6,440 square feet

TOTAL: 8,042 square feet

NET LEASE RATE:

\$9.75 per square foot per annum

OPERATING COST:

\$4.46 per square foot (2021)

AVAILABLE:

Immediately

- Dock and Drive-In Loading
- T5 Lighting
- Ample On-Site Parking and Large Marshalling Area

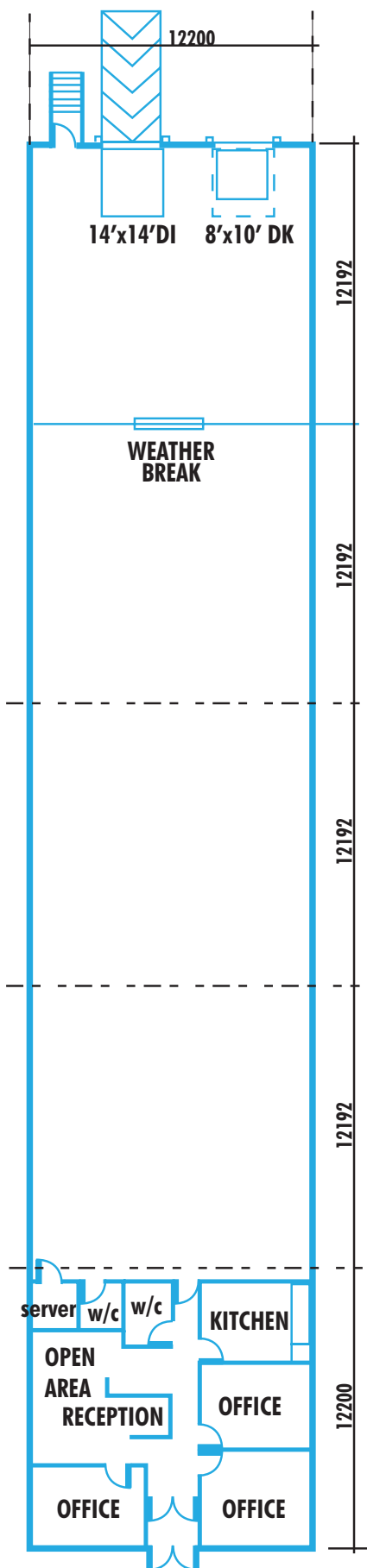
LOCAL
EXPERTISE
MATTERS

FOR MORE INFORMATION PLEASE CONTACT:

Jon C. Mook, SIOR • jmook@barclaystreet.com • c: 403-616-5239
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BUILDING INFORMATION



CEILING HEIGHT:

24' clear

LOADING DOOR:

One - 8' x 10' Dock door
One - 14' x 14' Drive-in door

ELECTRICAL:

200 amp, 600 volt, 3 phase service (To Be Verified)

HEATING:

Rooftop HVAC for office
Forced air for warehouse

LIGHTING:

T5 High Output

ZONING:

I-G (Industrial General)

DISTRICT:

Deerfoot Business Park

INCENTIVE:

**First Year of Lease Term
at \$8.00 Net Rent**



LOCATION



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 This offering may be altered or withdrawn at any time without notice.



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