

# Industrial Complex Center For Lease

**REAL ESTATE SERVICES** 

kdicommercial.com

Daniel Goldstrom, Partner 403.809.8326 dgoldstrom@kdicommercial.com Steve Seiler, Senior Associate 403.818.9837 sseiler@kdicommercial.com Office, Warehouse, Yard Various Lease Options

1212 34th Avenue SE Calgary, AB



### For Lease 1212 34 Avenue SE Calgary, AB

#### **Property Highlights**

Rare Highfield industrial building providing various lease options for warehouse and yard space.

Clear span open space with no columns

Flexible Tenant improved allowance available

Fully paved, fully fenced yard with private access gate (Available if required by tenant)

Overhead Exhaust Hose Ventilation & Makeup Air

Oversized Drive-in Loading

Zoned I-G (Industrial General)

Located 10 minutes from the downtown core with easy access to Blackfoot Trail & Deerfoot Trail

#### **Photos**





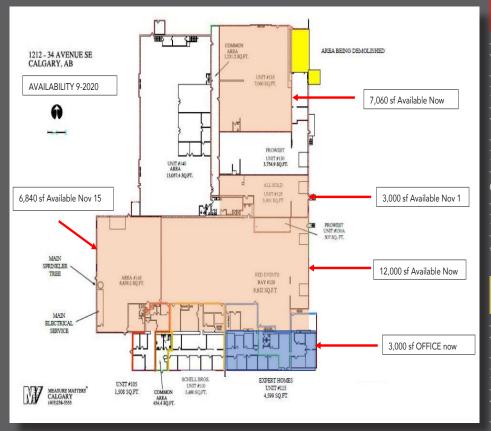


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Office Space Available		
Office Space*:	3,000 sq ft.	
Lease Rate:	\$10.00 psf/year	
Op Cost Incl. Utilities:	\$6.76 (2020)	

\*Multiple demising options available

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### Lease Options Can Be Combined

Option 1 - Unit 135		Option 2 - Unit 125	
Warehouse/ Shop:	7,060 sq ft. +/-	Warehouse/ Shop:	3,000 sq ft. +/-
Lease Rate:	Aggressive Rates	Lease Rate:	Aggressive Rates
Yard*:	Up to 1.75 acres	Yard*:	Up to 1.75 acres
Lease Rate Yard:	\$1.25 psf/ year	Lease Rate Yard:	\$1.25 psf/ year
Op Cost Incl. Utilities:	\$6.76 (2020)	Op Cost Incl. Utilities:	\$6.76 (2020)
Loading:	1 Oversize Drive-in	Loading:	2 Oversize Docks
*Available if required by tenant		*Available if required by tenant	
Option 3 - Unit 120		Option 4 - Unit 145	
Warehouse/ Shop:	12,000 sq ft. +/-		6,840 sq ft.
Lease Rate:	Aggressive Rates	Lease Rate:	Aggressive Rates
Yard*:	Up to 1.75 acres	Yard:	Up to 1.75 acres
Lease Rate Yard:	\$1.25 psf/ year	Lease Rate Yard:	\$1.25 psf/ year
Op Cost Plus Utilities	\$6.76 (2020)	Op Cost Plus Utilities:	\$3.60 (2020)
Loading:	2 Oversize Docks	Loading:	1 Oversize Drive-i
*Available if required b	by tenant		

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rsize Drive-in

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#### Yard Area

### **Yard Options**

#1: 5,000 SF

\$1,800/month + GST

#2: 76,400 SF

\$1.25/SF

\*Can Be Demised\*

Fully Fenced and Secure





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