



Industrial Complex Center For Lease

REAL ESTATE SERVICES

kdicommercial.com

Office, Warehouse, Yard
Various Lease Options

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1212 34th Avenue SE
Calgary, AB



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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

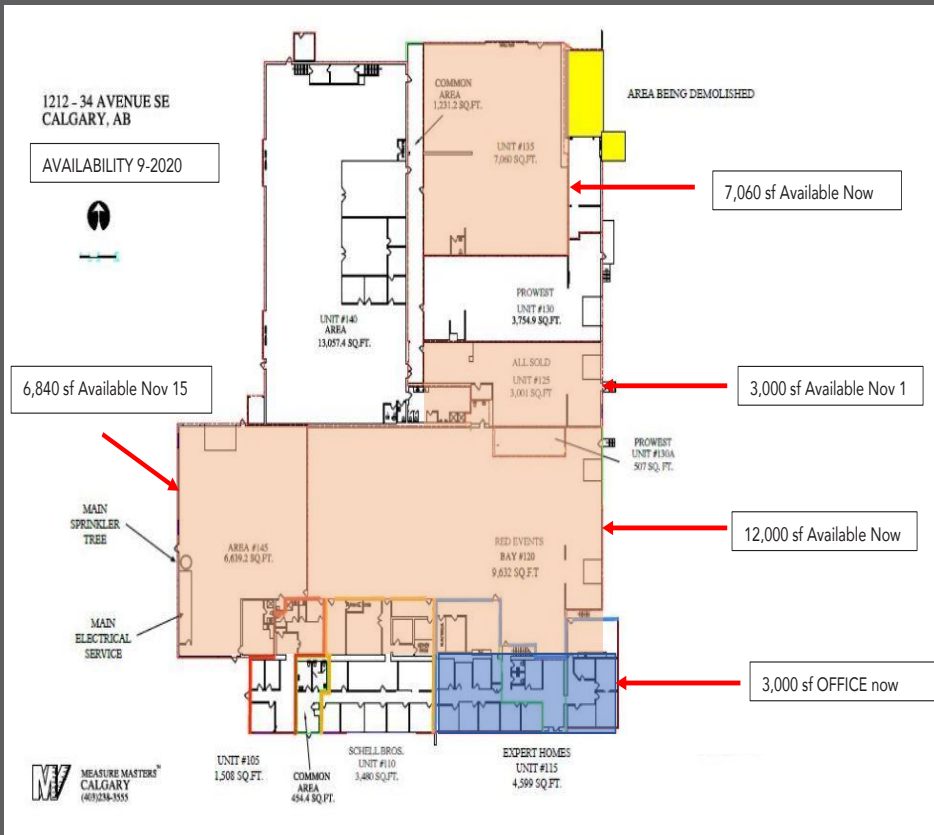
Photos



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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

Lease Options Can Be Combined

Option 1 - Unit 135

Warehouse/ Shop:	7,060 sq ft. +/-
Lease Rate:	Aggressive Rates
Yard*:	Up to 1.75 acres
Lease Rate Yard:	\$1.25 psf/ year
Op Cost Incl. Utilities:	\$6.76 (2020)
Loading:	1 Oversize Drive-in

*Available if required by tenant

Option 2 - Unit 125

Warehouse/ Shop:	3,000 sq ft. +/-
Lease Rate:	Aggressive Rates
Yard*:	Up to 1.75 acres
Lease Rate Yard:	\$1.25 psf/ year
Op Cost Incl. Utilities:	\$6.76 (2020)
Loading:	2 Oversize Docks

*Available if required by tenant

Option 3 - Unit 120

Warehouse/ Shop:	12,000 sq ft. +/-
Lease Rate:	Aggressive Rates
Yard*:	Up to 1.75 acres
Lease Rate Yard:	\$1.25 psf/ year
Op Cost Plus Utilities	\$6.76 (2020)
Loading:	2 Oversize Docks

*Available if required by tenant

Option 4 - Unit 145

Warehouse/Shop:	6,840 sq ft.
Lease Rate:	Aggressive Rates
Yard:	Up to 1.75 acres
Lease Rate Yard:	\$1.25 psf/ year
Op Cost Plus Utilities:	\$3.60 (2020)
Loading:	1 Oversize Drive-in

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Yard Area

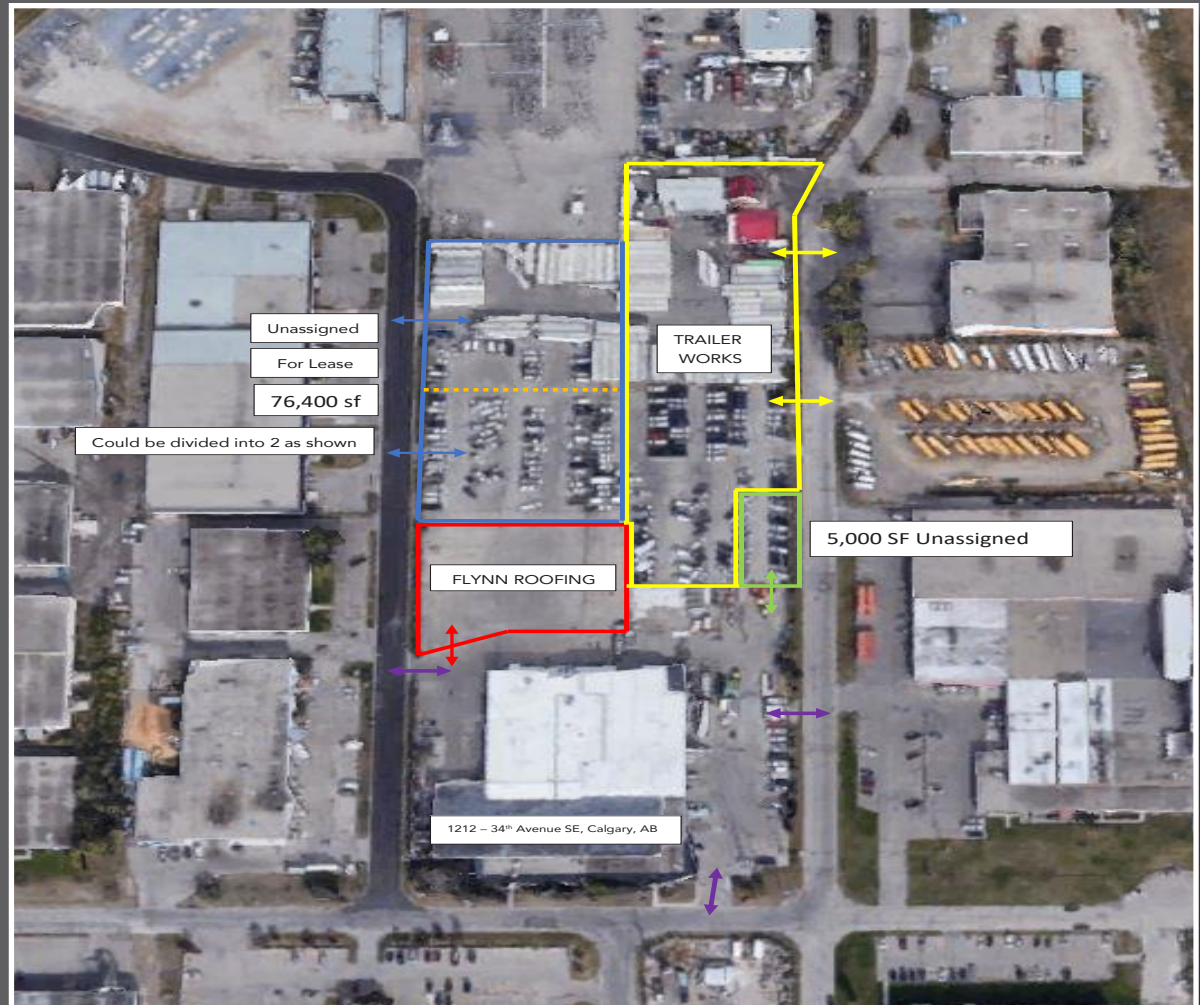
Yard Options

#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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Location

