

FOR LEASE
OFFICE/WAREHOUSE
SHARED YARD



BAY 110, 280 EXPLORATION AVENUE SE
CALGARY, ALBERTA

FOR MORE INFORMATION, CONTACT:

Lila Miller

Associate

403.667.5732

lmiller@avenuecommercial.com

PROPERTY DETAILS

280 Exploration Avenue SE, Calgary, Alberta



Shared Yard

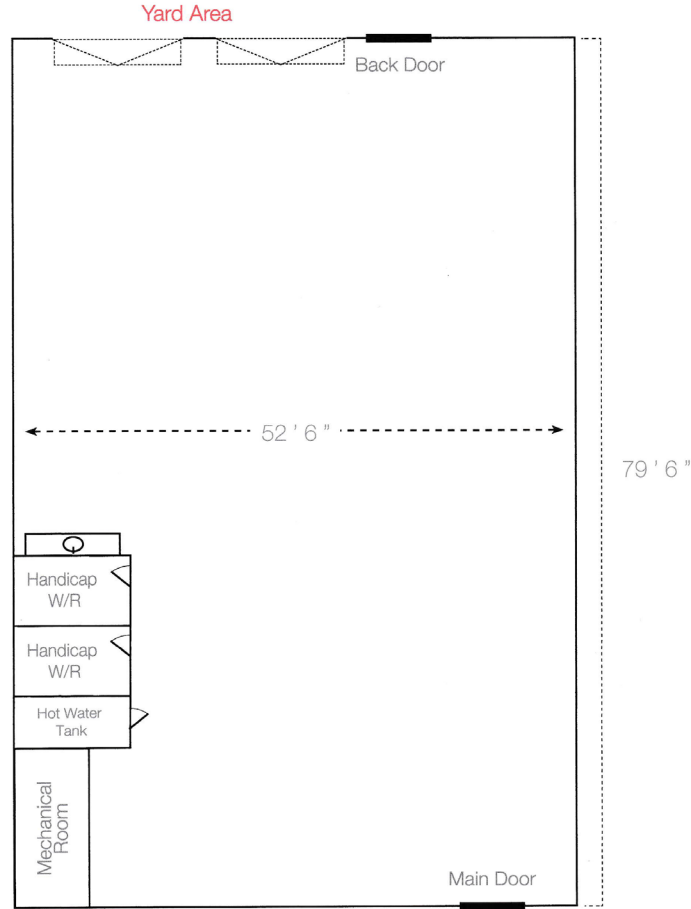
270

HEAD OFFICE

Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 800.750.6766



* All dimensions and areas are approximate and should be used for reference only. The developer reserves the right to make revisions to this plan. E & O.E.

HIGHLIGHTS

- 3 year old building
- Well landscaped, paved parking area with drive in bay entry and compacted gravel yard
- Ideally positioned in Shepard Industrial Park, a busy, growing commercial area
- Sump, new security system, crane capability, 2 washrooms
- Quick access to Stoney Trail and Glenmore Trail SE

PROPERTY DESCRIPTION

Building Lease Rate:	Market
Operating Costs:	\$6.74 psf
Bay Size:	4,284 sq. ft.
Heating:	HVAC
Loading:	Two Drive in 12' x 12'
Power:	220 Amp; 640 Volt
Ceiling Height:	16' -20' Clear
Parking:	4+ stalls
Yard Lease Rate:	Yard is shared
Yard Size:	9,000 sq. ft.
Available:	Immediate

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