

FOR LEASE

2880 – 107 Avenue SE, Bay 110
Douglasglenn Industrial, Calgary, AB

CDNGLOBAL[®]



PROPERTY DETAILS

- **Zoning:** Industrial General (I-G)
- **Size Breakdown:**
 - Office: ± 960 SF
 - Warehouse: ± 2,720 SF
 - Total: **± 3,680 SF**
- **Loading:** 1 Drive-in (14'x14')
- **Clear Height:** 22'
- **Power:** 200 A (TBV)
- **Parking:** Unreserved
- **Net Rent:** Starting at \$11.00 PSF
- **Operating Costs:** \$6.95 PSF (Est. 2020)
- **Availability:** Immediate

COMMENTS

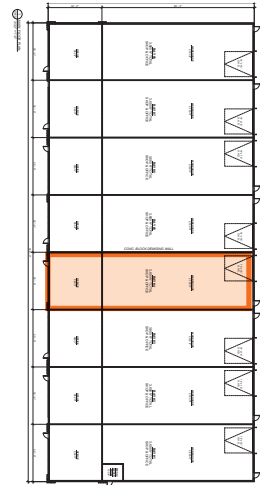
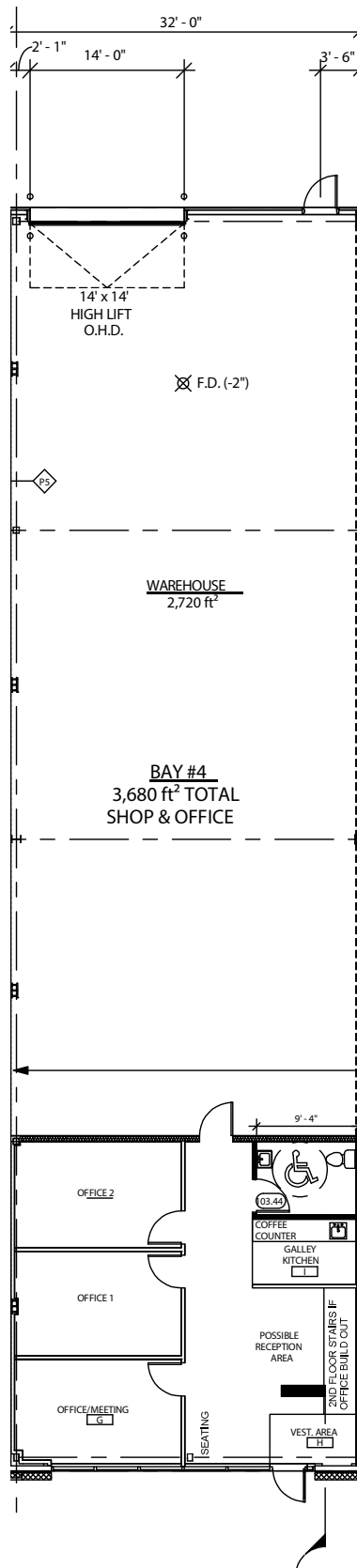
- Bay dimension is 115 feet deep by 32 feet wide
- Office layout includes 3 offices, reception, kitchenette, and one washroom
- 75' clear loading area at rear of the property
- Attractive development built in 2014
- Close proximity to Barlow Trail SE, Deerfoot Trail SE, and 114th Avenue SE

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Floor Plan



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The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN GLOBAL ADVISORS LTD. does not assume responsibility for any errors or omissions. **CDN GLOBAL ADVISORS LTD.**



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