

**2,550 SF BAY WITH OFFICE/SHOWROOM**

**Property Facts**

|                       |                           |
|-----------------------|---------------------------|
| <b>District</b>       | Douglasdale Business Park |
| <b>Zoning</b>         | I-G (Industrial General)  |
| <b>Ceiling Height</b> | 20' clear                 |
| <b>Parking</b>        | Ample                     |

**Comments**

- Many nearby amenities
- Ample on-site parking
- Good access onto Deerfoot Trail, Glenmore Trail and 114<sup>th</sup> Avenue SE
- Area serviced by public transportation
- Warehouse has LED lighting, water spigot and kitchenette

**Lease Particulars**

|                             |                               |
|-----------------------------|-------------------------------|
| <b>Available Area</b>       | ± 2,550 sf                    |
| <b>Office/Showroom Area</b> | ± 625 sf                      |
| <b>Warehouse Area</b>       | ± 1,925 sf                    |
| <b>Loading</b>              | 1 (14'H x 12'W) drive-in door |
| <b>Power</b>                | 225A, 240V (TBV)              |
| <b>Lease Rate</b>           | \$15.00 psf                   |
| <b>Op. Costs</b>            | \$8.50 psf (2024 est.)        |
| <b>Available</b>            | November 1, 2024              |



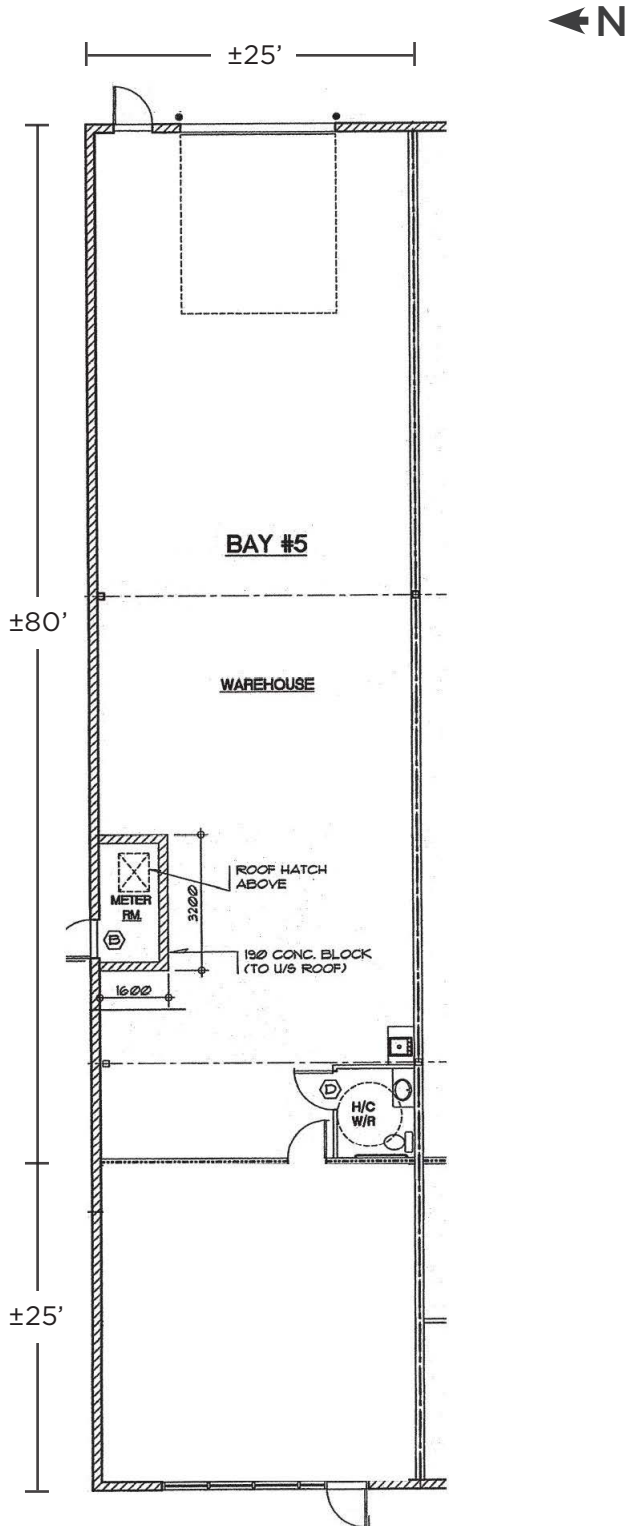
**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**10820 - 27 Street SE, Bay 5**

Calgary, AB

**Floor Plan**



\* Not to scale, not exactly as shown.



**Location Map**

