### CUSHMAN & WAKEFIELD

FOR LEASE 10820 – 27 Street SE, Bay 5 Calgary, AB



### **Property Facts**

| District       | Douglasdale Business Park |
|----------------|---------------------------|
| Zoning         | I-G (Industrial General)  |
| Ceiling Height | 20' clear                 |
| Parking        | 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

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

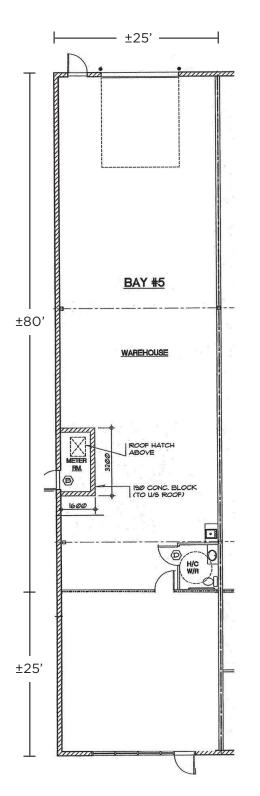
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### **Floor Plan**



\* Not to scale, not exactly as shown.

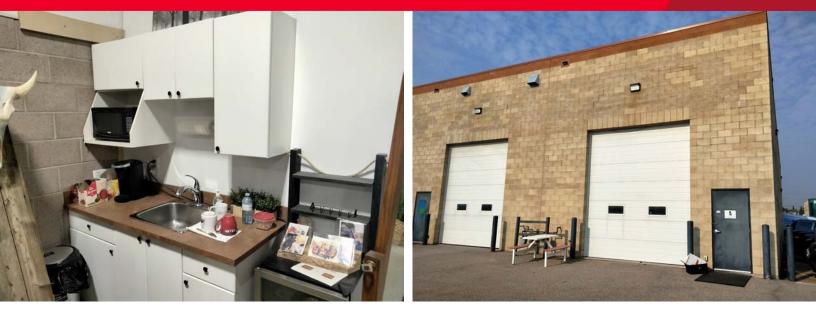






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#### **Location Map**



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