

Training, Office and
Service Facility
// 14,483 SF Bay

FOR LEASE

7019 8 St NE, Calgary, AB



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PROPERTY HIGHLIGHTS



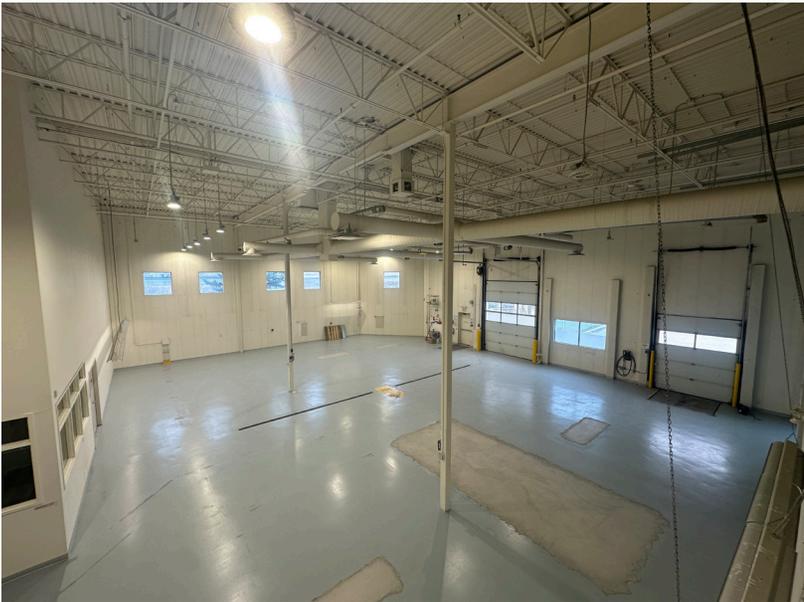
- **Office on main floor can be reduced to create more service/warehouse area**
- Free-standing Building with direct exposure and signage to Deerfoot Trail
- Quick access to Deerfoot Trail, Country Hills Blvd and Stoney Trail
- Make-up air and large electrical capacity
- Updated Office Area
- Warehouse area is air conditioned
- Ample on-site parking, over 40 stalls
- Fenced yard area
- Ideal for training or lab uses

PROPERTY OVERVIEW

Address:	7019 8 St NE Calgary, AB
District:	Deerfoot Business Center
Zoning:	Industrial General (I-G)
Main Floor Office:	5,436 SF
Second Floor Office:	2,265 SF
Warehouse:	6,782 SF
Total Square Footage:	14,483 SF
Bonus Mezzanine:	608 SF (No Charge)
Sump:	YES
Make-up Air:	Yes, CFM (TBV)
Clear Height:	24'
Loading:	(1) 10' x 14' Drive-in Door (1) 8' x 10' Dock Door
Power:	900 amps @ 600 volt
Lease Rate:	\$15.00 PSF with escalation
Op Costs:	\$8.85 PSF
Availability:	Immediately



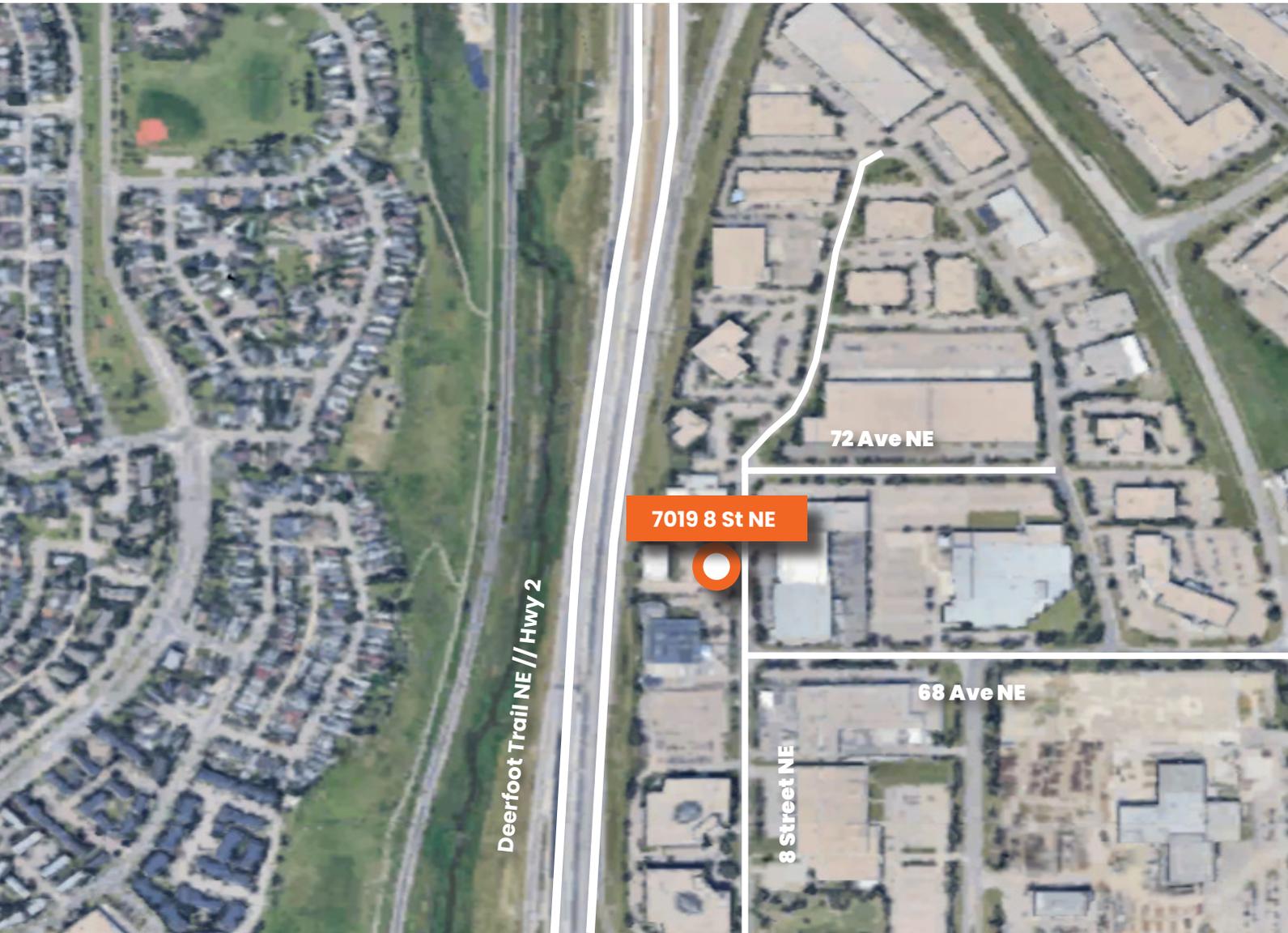
INTERIOR FEATURES //



LOCATION

Located in NE Calgary, Deerfoot Business Center, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Lux Windows & Glass Ltd, Raytheon Canada Limited, Reliable Parts, Shermco Industries Calgary, General Dynamics, Finning Canada, and more.**



Drive Times:

Deerfoot Trail SE: **2 minutes**
Trans-Canada Hwy: **7 minutes**
Calgary Airport: **7 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Auto Route



restaurants
& fast food

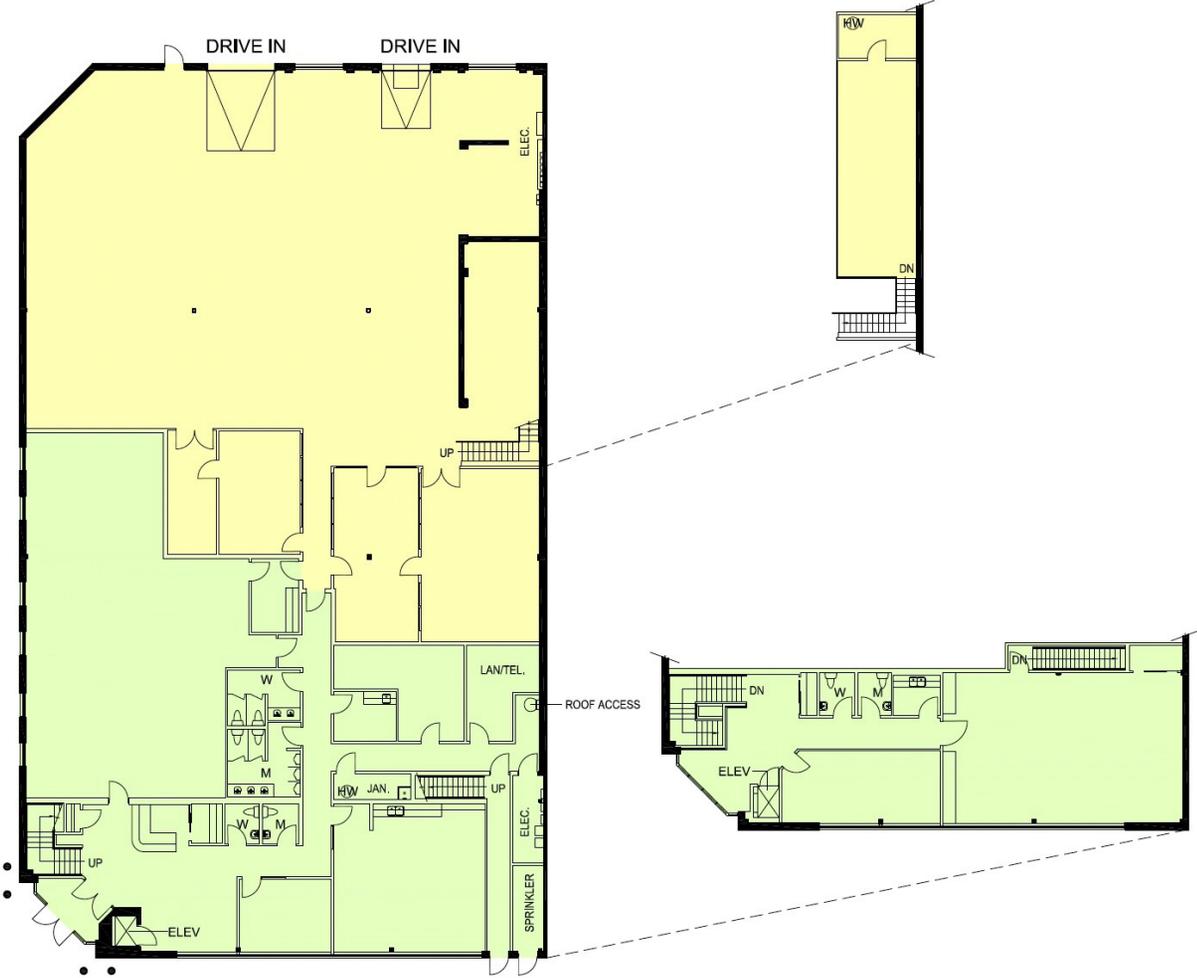


fuel / charging
stations



Prime Industrial
park location

FLOOR PLANS



Total floor plan area is 14,483 SF. The main floor office is 5,436 SF and the second floor is 2,265 SF warehouse area is 6,782 SF and Mezzanine 608 SF.



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