

For Sub-Lease



# INDUSTRIAL SHOP OFFICE & YARD

BAY 11, 6565 40 STREET SE  
CALGARY, ALBERTA



## HIGHLIGHTS

- A desirable end unit, in a great exposure building.
- Many office improvements, floor sump and fenced yard.
- Sub-lease until November 30th, 2021.
- Lease Rate and Operating Costs are based on main floor only, mezzanine is at no charge.
- Located in Foothills Industrial, this property lends itself quick access to Barlow Trail, 52nd Street and Glenmore Trail

## BUILDING DETAILS



**Power**  
200 Amp;  
240 Volt



**Zoning**  
I-G  
Industrial General



**Loading**  
One Drive In



**Parking**  
Ample

## PROPERTY DESCRIPTION

<b>Lease Rate:</b>	Negotiable
<b>Op. Costs:</b>	\$4.71 psf (rate and op. costs based on main floor only 4,625 sq. ft.)
<b>Total Area:</b>	5,825 sq. ft.
<b>Shop Area:</b>	3,148 sq. ft.
<b>Office Area:</b>	2,677 sq. ft.
<b>Yard Size:</b>	5,700 sq. ft. fenced
<b>Possession:</b>	Immediate

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# PHOTOS

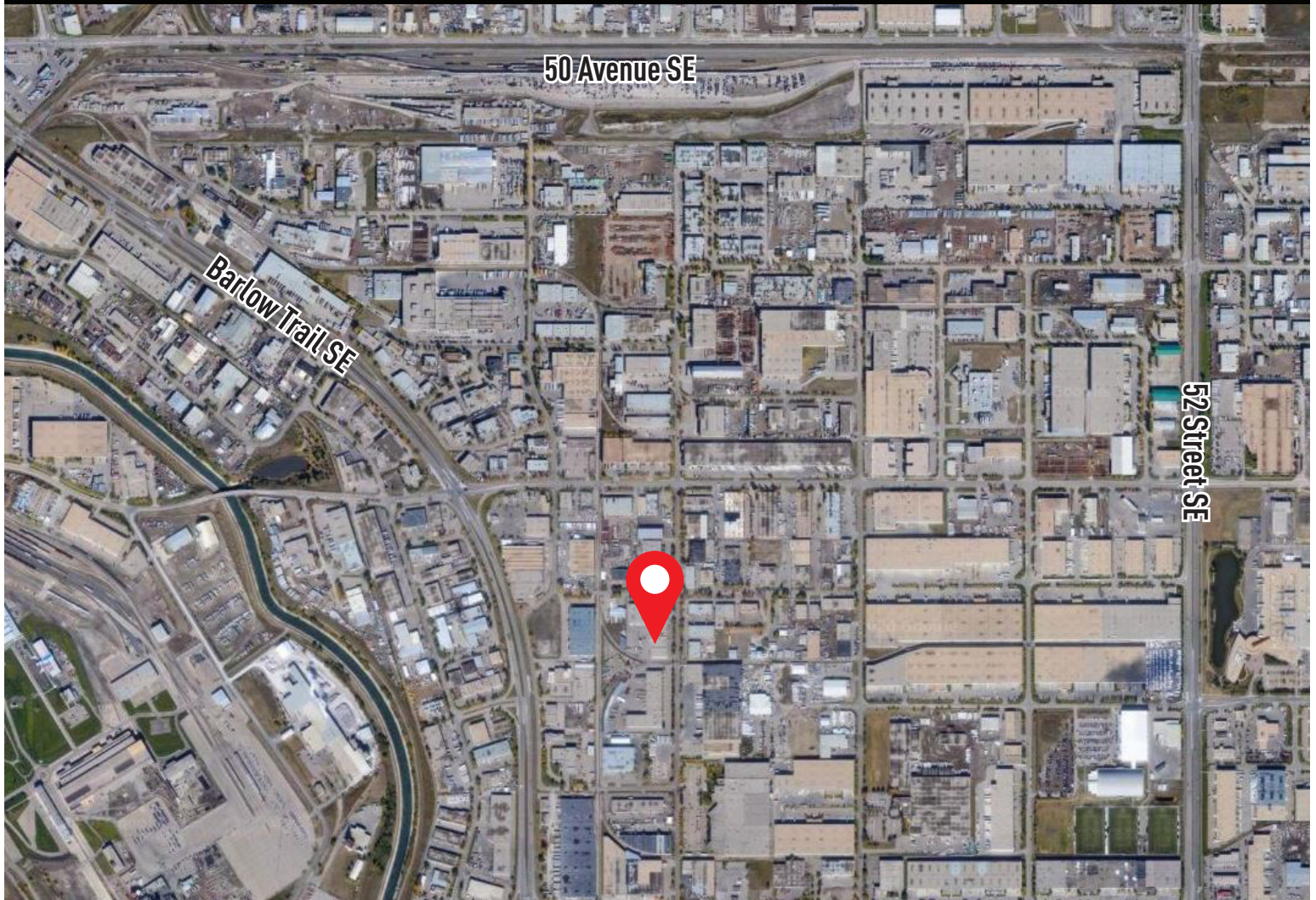
6565 40 Steet SE, Calgary, Alberta





## LOCATION

6565 40 Street SE, Calgary, Alberta



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