

For Lease



# LIGHT INDUSTRIAL

3827 12 STREET NE  
CALGARY, ALBERTA



## HIGHLIGHTS

- Rare small format Industrial Bay with drive in door with washroom and sump
- Ample parking on site
- Great location between McKnight Blvd and 32nd Avenue with great access to Deerfoot Trail
- Available immediately
- Open concept

## PROPERTY DESCRIPTION

<b>Market Rates:</b>	Market
<b>Op Costs &amp; Taxes:</b>	\$6.10 psf
<b>Retail Size:</b>	1,800 Sq Ft
<b>Signage:</b>	Pylon signage available
<b>Parking:</b>	Assigned
<b>Term:</b>	3 - 5 years

## BUILDING DETAILS



**Loading**  
12 x 12  
dock door



**Traffic Count**  
15,000 vpd



**Ceiling Height**  
16 ft



**Zoning**  
I-G  
Industrial General



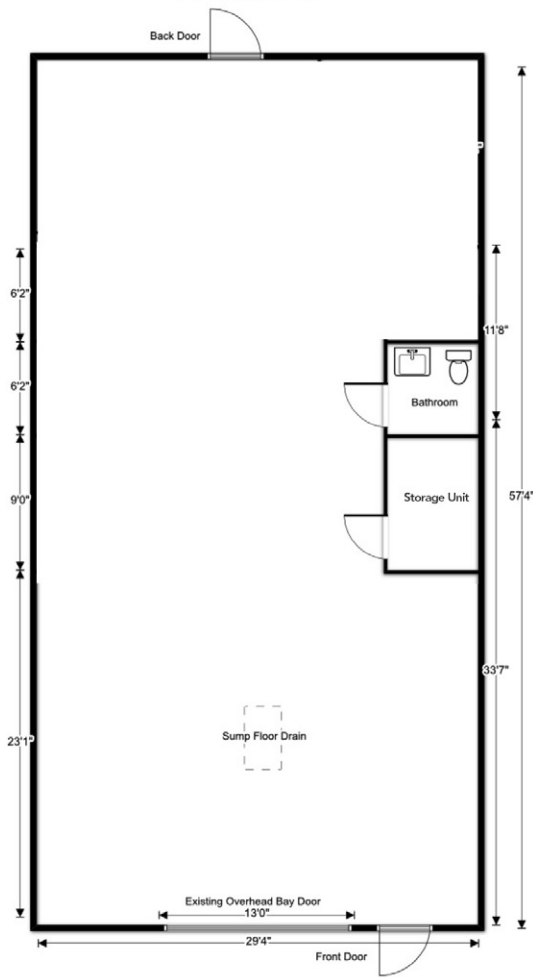
**Power**  
100 amp

**HEAD OFFICE**  
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# LOCATION

3827 12 Street NE, Calgary Alberta



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