



# For Lease

## Industrial Building

3611 - 60th Avenue SE  
Calgary, AB

15,725 sf Free Standing Building on 1.18 Acre Site



For more information, please contact:

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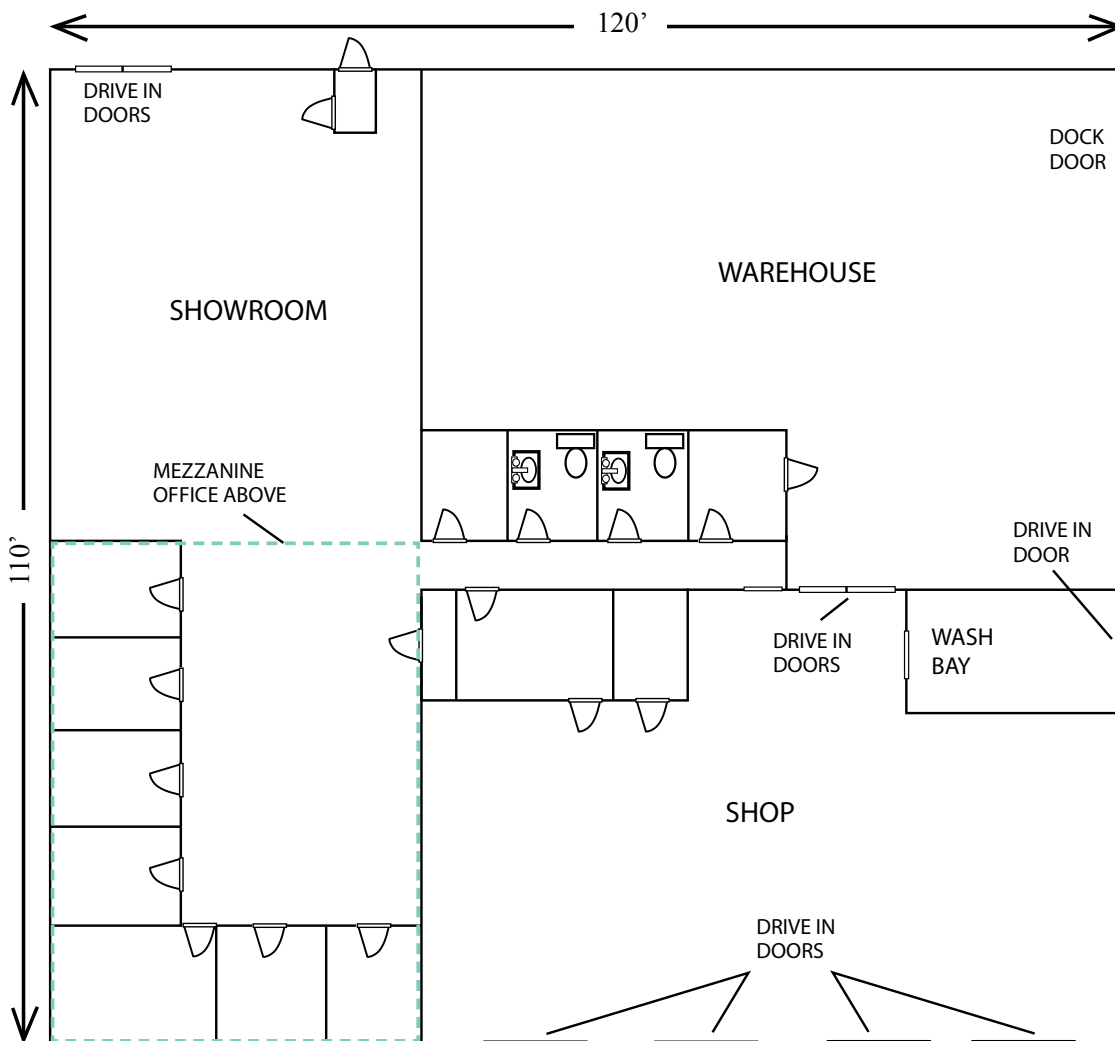
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## Highlights

- 15,725 sq. ft. rentable area (including an improved mezzanine of +/- 2,000 sf) on a 1.18 Acre site
- I - G: Industrial - General
- Paved and fenced yard
- Prominent high profile corner location on major thoroughfare Barlow Trail & 61st Avenue SE
- Estimated availability March 2010
- Close to various amenities such as: RBC, Scotiabank, Tim Horton's, Subway, Edo, 3 restaurants (all just off Barlow & 61st Ave SE)
- Superb visibility and generous parking
- 5 Drive-in and 1 Dock level door
- Rent: \$180,000 per annum
- Property Taxes: \$27,573.77 (2009)



Showroom	1,600 SF
Office Main	1,800 SF
Office Mezzanine	1,800 SF
Warehouse	5,100 SF
Shop	4,000 SF
<b>TOTAL</b>	<b>14,300 SF</b>
(plus additional storage mezzanine)	