



For Lease

Office/Warehouse

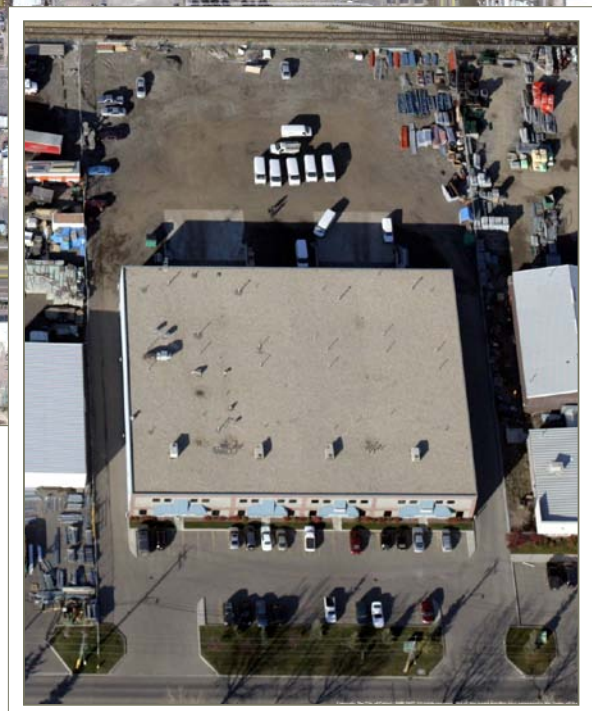
4220 - 76th Avenue SE
Calgary, AB



Intelligent
Real Estate Solutions

Office / Warehouse with Additional Yard Area Available Immediately
+/- 6,400 sf Bay

BONUS LOAD-BEARING MEZZANINE PLUS OUTSIDE STORAGE



For more information, please contact:

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Avison Young
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For Lease

4220 - 76th Avenue SE
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Particulars

Total Size

6,400 sf Main Floor

1,200 sf Mezzanine (rent free)

Large fenced, graveled yard and generous parking

Lease Rate

\$9.50 per sf

Operating Costs

\$3.50 per sf (2010 est.)

Power

400 Amp, 600 Volt (TBV)

Shop

One - 12' x 14' overhead drive-in doors

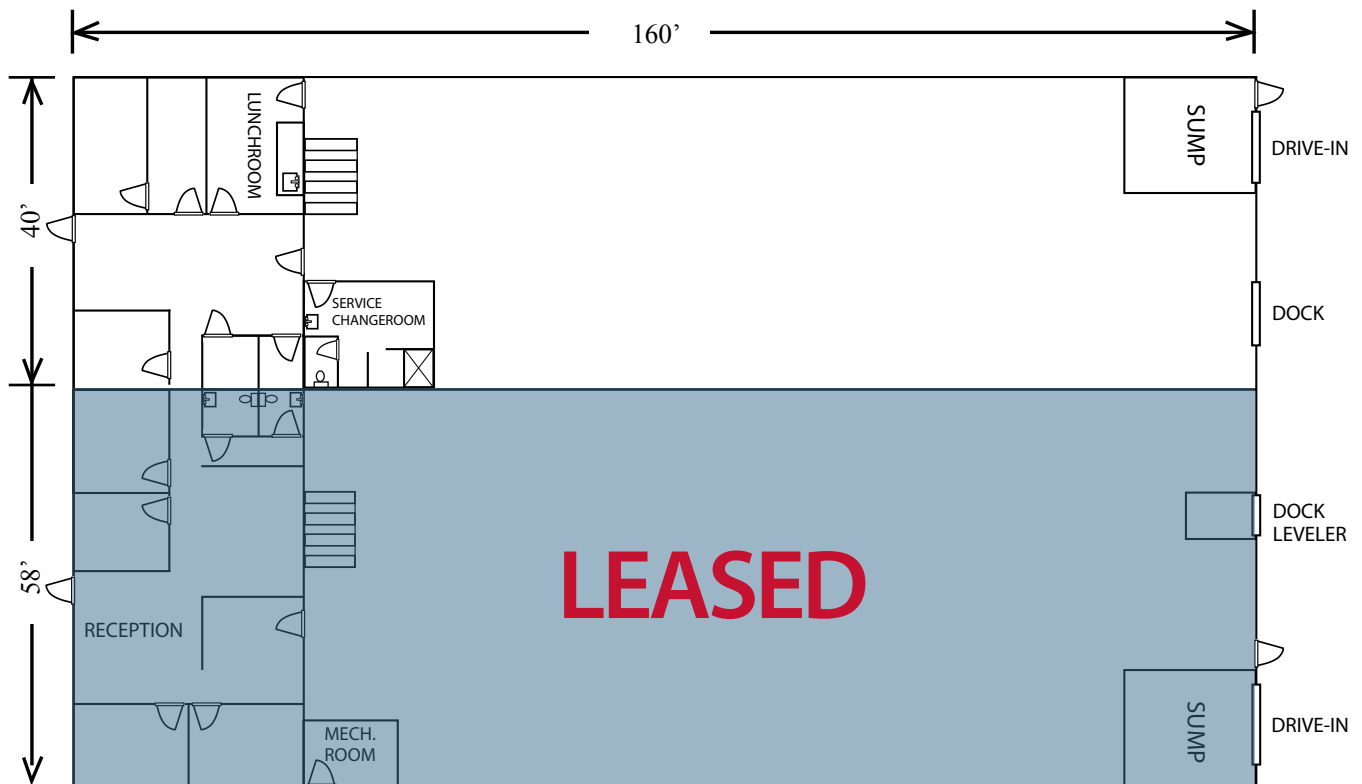
One - 8' x 8' overhead dock door

One sump

One shop washroom & shower

Office

1,200 sf +/- space with air conditioning,
3 private offices, lunchroom, and
two washrooms



*For representation purposes, not drawn to scale

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