

Industrial for Lease

512 Moraine Road NE

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Rethinking Commercial Real Estate



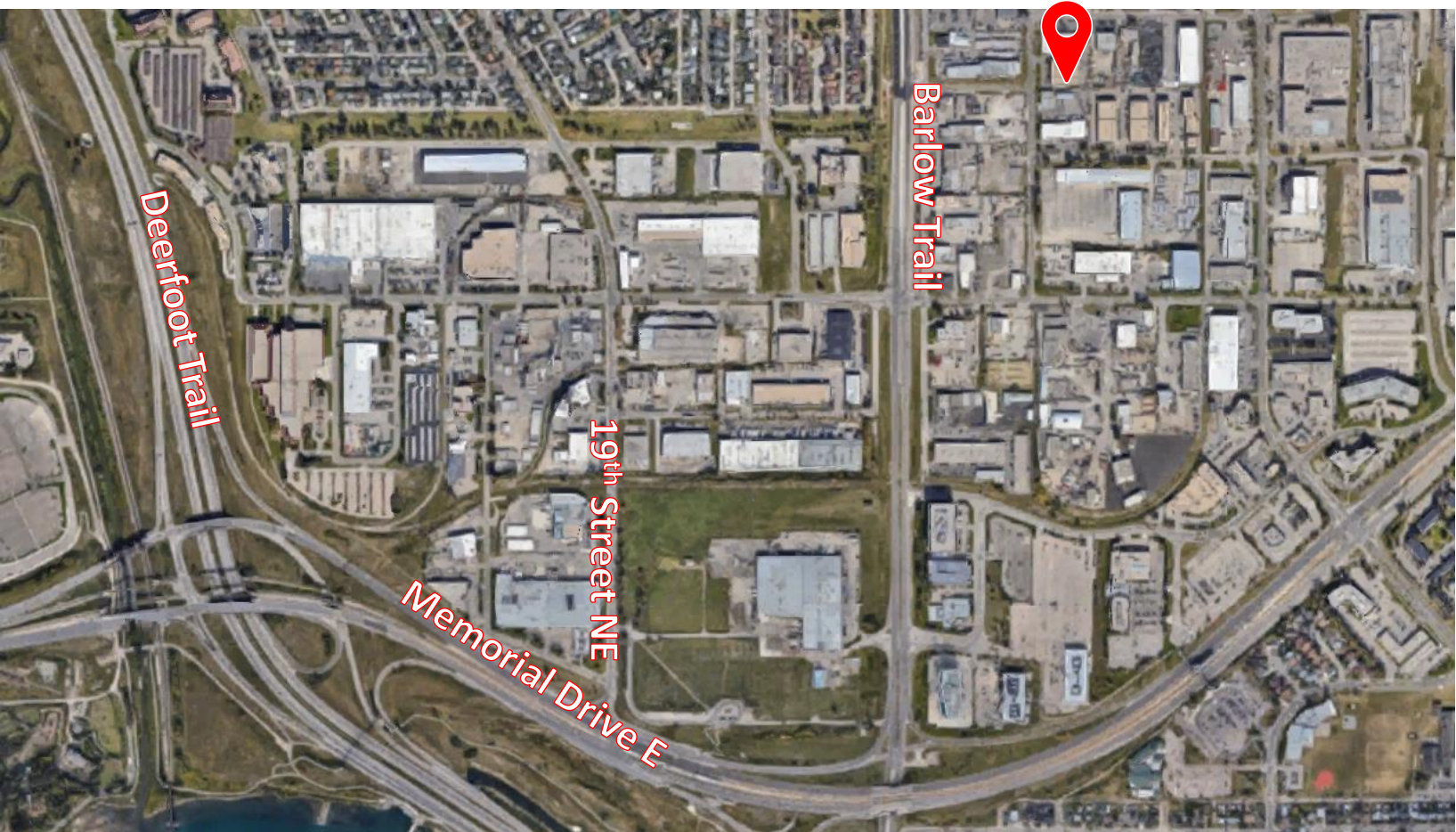
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Address:	512 Moraine Road NE
Subdivision:	Meridian-Franklin
Zoning:	I-G (Industrial General)
Total Size:	14,250± SqFt
Warehouse:	10,925± SqFt
Office:	3,325± SqFt
Mezzanine Storage:	3,325± SqFt
Asking Rent:	\$12.00/SqFt (\$14,250/mth) with steps
Op. Cost:	\$5.50/SqFt (\$6,531.25/mth) ('24 est.)
Power:	225 Amps per bay (x3)
Ceiling Height:	20'± clear
Loading:	Drive-In 3 (12'x14')
Availability:	Immediate
Term:	5 to 10 years

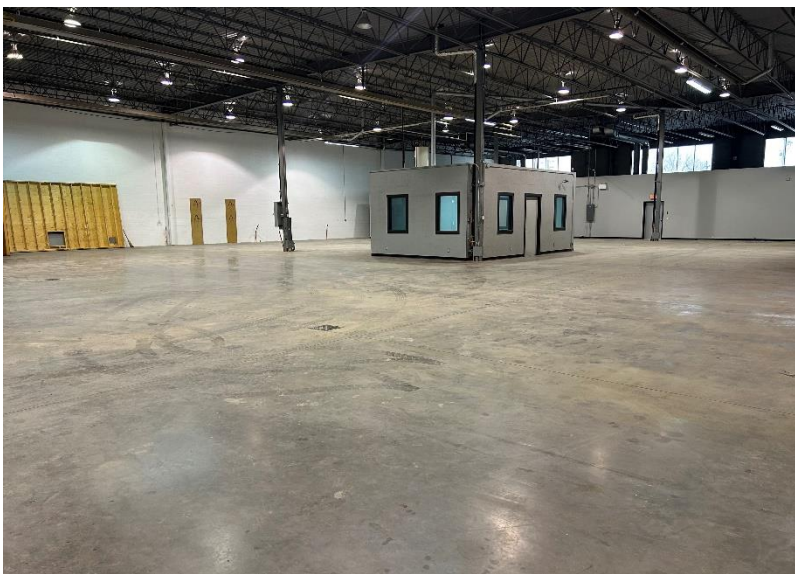
- Professionally built-out office space and clean warehouse.
- Fully re-built in 2004.
- Approximately 10 offices, boardrooms (2), kitchen, washrooms plus additional office and washroom with shower in warehouse.
- Bays are 150' deep including an office (35' deep).
- Sump (1) and drains (2) in warehouse.
- Ample parking at front and rear of the building.
- One block off of Barlow Trail, with quick access to Memorial Drive and Deerfoot Trail.
- Minutes to downtown Calgary, 10-15 minutes to the International Airport.

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Floor Plan



Floor plans may not be exactly as illustrated and are subject to change.

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