



FOR LEASE DOUGLASDALE BUSINESS PARK

3320 - 114th AVENUE S.E.



PROPERTY HIGHLIGHTS

- 5,936 sq. ft. of Showroom / Office / Warehouse
 - 4,494 sq. ft. of Office/Showroom buildout
- 21' clear ceiling height in warehouse
- 200 amp panel; 208/120v 3 phase
- 10' x 12' overhead drive in doors and a 90' loading depth
- 2 rows of parking; 10 assigned stalls
- Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- Signage exposure to 25,000 vehicles per day (City of Calgary 2018 traffic count)
- Developed, owned & managed by Telsec

CONTACT US:

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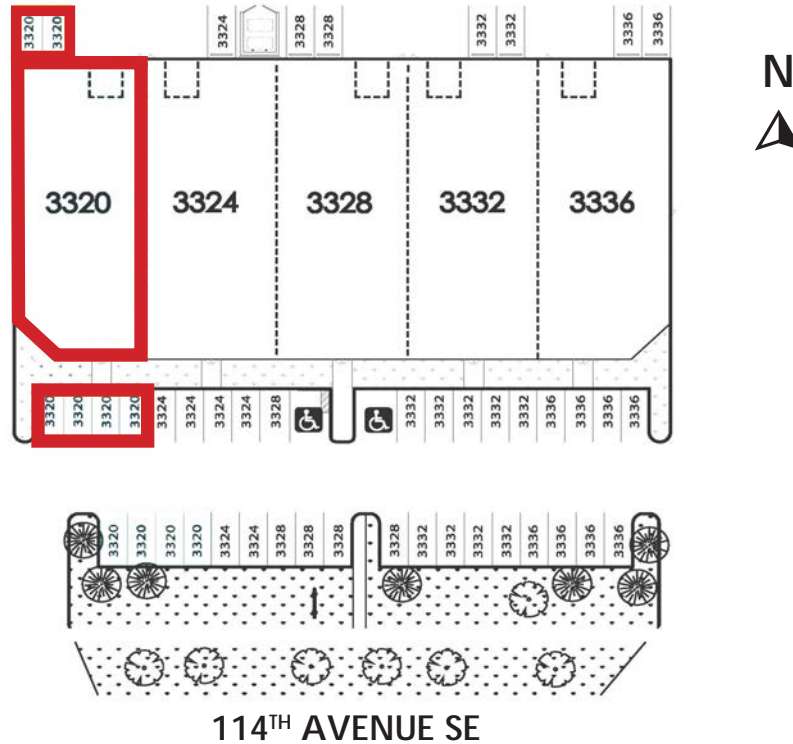
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SITE PLAN



| | |
|------------------------|-----------------------------------|
| Available Area | 5,936 sq. ft. |
| Net Monthly Rent | \$14.00 per sq. ft. |
| Op Cost & Property Tax | \$7.73 per sq. ft.(est. for 2021) |
| Zoning | Industrial - Commercial (I-C) |
| Power | 208/120V, 3phase, 200 amp |
| Ceiling Height (clear) | 21' in the warehouse |
| Loading door | 10' x 12' drive in |

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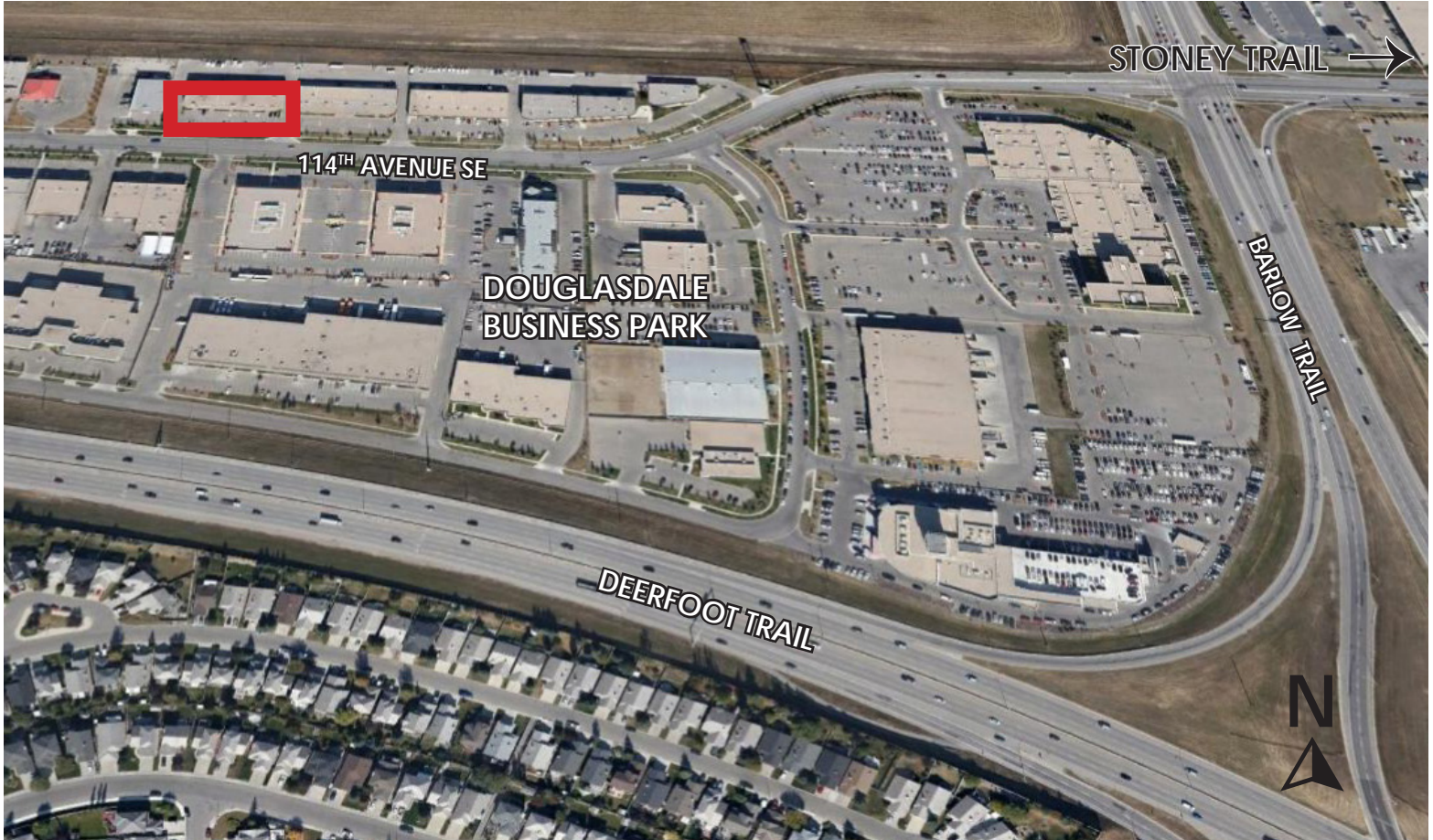
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LOCATION



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