

# FOR LEASE

**328 - 39 AVENUE S.E.**  
*MANCHESTER INDUSTRIAL DISTRICT*



## PROPERTY DETAILS

<b>BAY SIZE:</b>	1,017 sq.ft. Office <u>1,762 sq.ft. Warehouse</u> 2,800 sq.ft. Total
<b>LOADING:</b>	1 Dock door with covered loading area
<b>ZONING:</b>	I-G
<b>NET RENT:</b>	\$14.00 psf per year
<b>OPERATING COSTS:</b>	To Be Verified
<b>CEILING HEIGHT:</b>	21'7"
<b>HEATING:</b>	Office: 3 ton HVAC unit Warehouse: Gas fired forced air
<b>POWER:</b>	100 amp, 120/208 volt three phase

- Available August 2024.
- Rare small bay opportunity, first time available in almost 15 years.
- Located across from the 39 Avenue LRT station.
- One block east of Macleod Trail, minutes from downtown.
- Currently improved with open reception/display area, 3 offices, 1 bathroom, coffee station.
- Spacious warehouse with covered dock loading door.
- Above average ceiling heights.
- Professionally managed.

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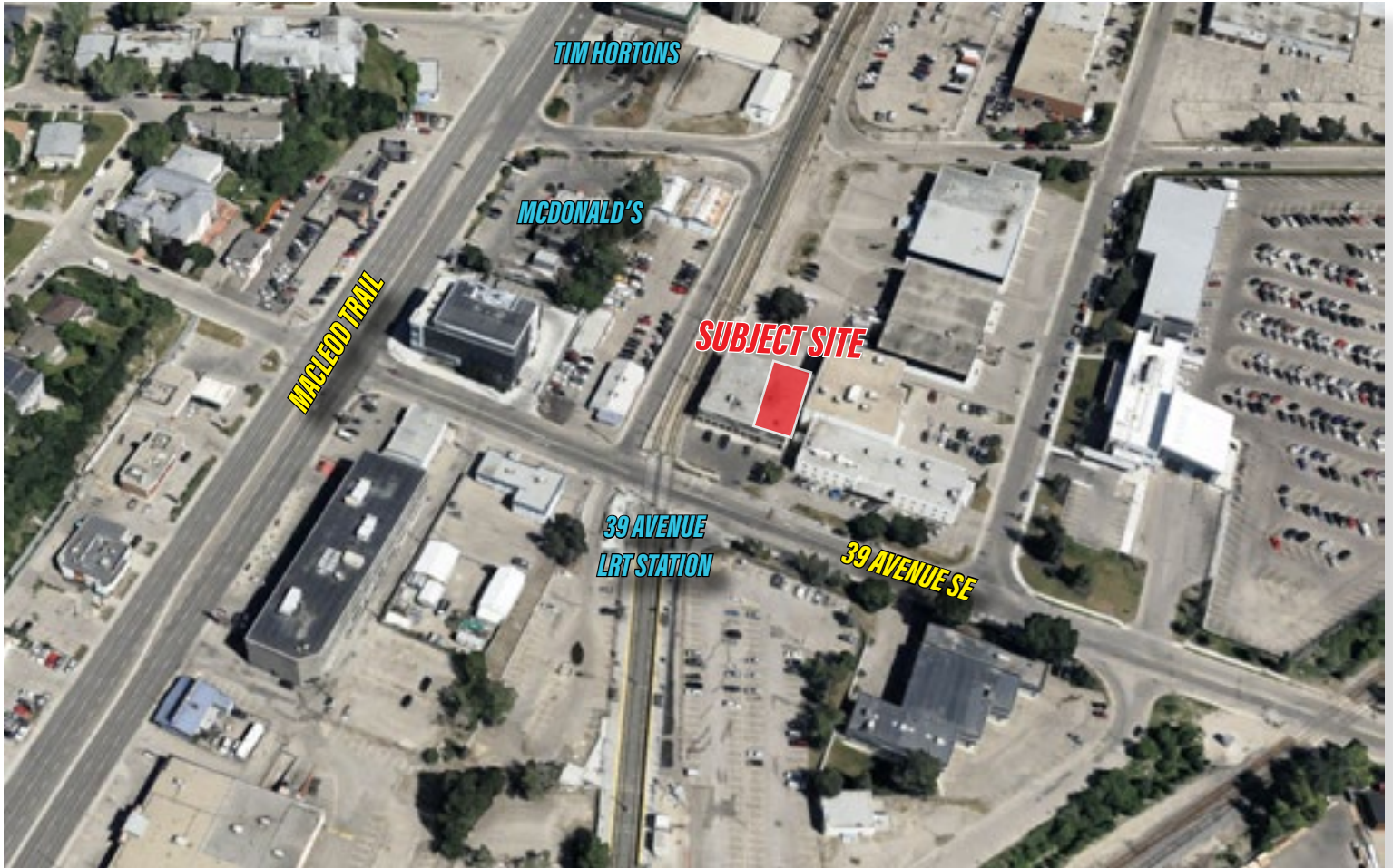


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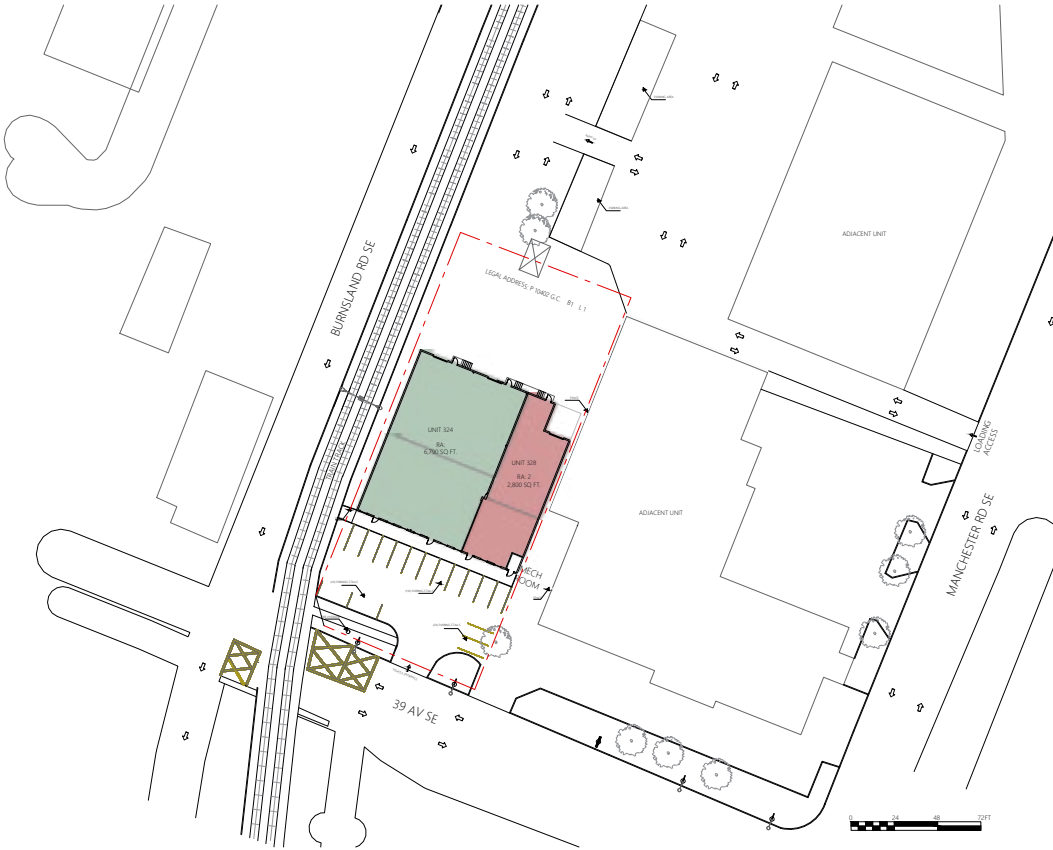


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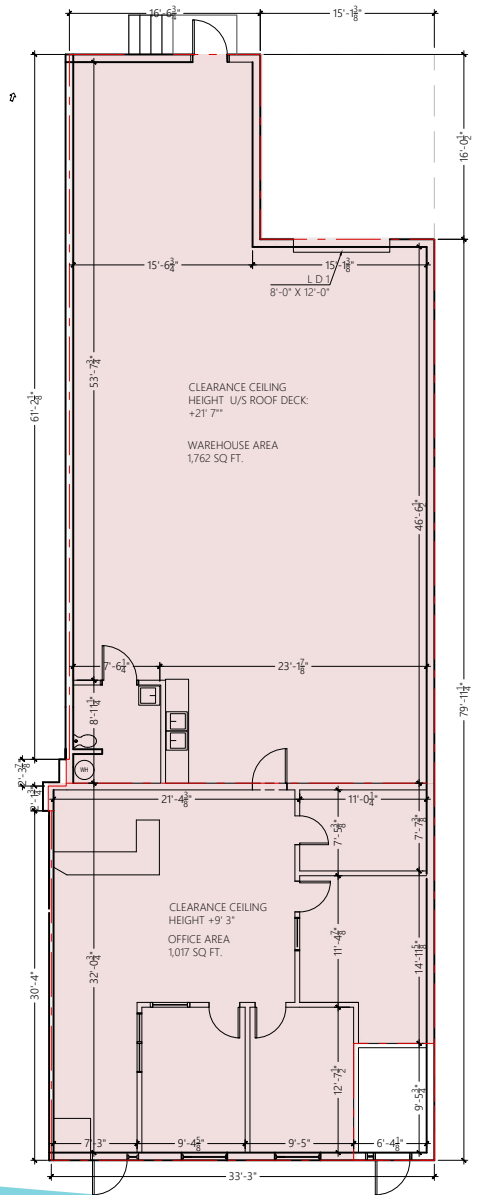
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## SITE PLAN

## FLOOR PLAN



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