

FOR LEASE

BAY F, 1165 - 44 AVENUE S.E. HIGHFIELD INDUSTRIAL PARK



SMALL BAY WITH MAKE-UP AIR SYSTEM

PROPERTY DETAILS

UNIT SIZE:	±2,313 sq.ft. Main Floor Office
ZONING:	I-G (Industrial General)
LOADING:	Drive-in
NET RENT:	\$15.00 psf per year
OPERATING COSTS:	\$6.00 psf per year (estimated for 2024)

PROPERTY HIGHLIGHTS

- Located in Highfield Industrial Park with close proximity to Blackfoot Trail and 42 Avenue.
- Open front office/display area with vaulted ceilings.
- Make-up air system in place.
- Drive-in loading.
- Move-in ready, available immediately.



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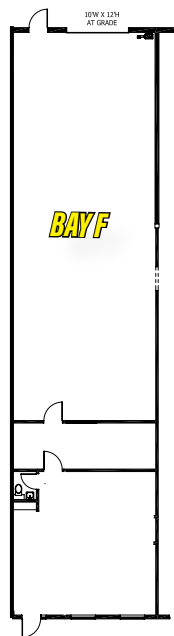


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BAY F

Office: ± 1,005 sq.ft.
Warehouse: ±1,308 sq.ft.
TOTAL SIZE: ±2,313 sq.ft.*

*approximate dimensions

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