

FOR LEASE

INDUSTRIAL NEW CONSTRUCTION

8475 - 60th Street SE  
Calgary, Alberta

MANUFACTURING FACILITY

1 km to Stoney Trail

Glenmore Trail SE

60th Street SE

86th Avenue SE

PanTerra  PARK

TOTAL BUILDING AREA:

20,968 square feet

NET LEASE RATE:

\$15.50 per square foot

OP. COSTS:

\$4.75 per square foot (estimated for 2015)

AVAILABLE:

Summer 2016

- Glenmore Trail Exposure
- Excellent location in Panterra Park
- Quick access to 52nd Street SE and Stoney Trail
- Crane serviced Facility with yard

LOCAL EXPERTISE MATTERS

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:  
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 **BARCLAY STREET**  
REAL ESTATE   
LOCAL EXPERTISE MATTERS



# BUILDING INFORMATION



## AREA:

Main Floor Office:	2,250 square feet
2nd Floor Office:	2,250 square feet
Shop:	16,468 square feet
TOTAL:	20,968 square feet

## SITE SIZE:

1.82 acres

## NET RENTAL RATE:

\$15.50 per square foot per annum

## TENANT IMPROVEMENT ALLOWANCE:

\$270,000 for interior office (\$12.88 per square foot)

## OP. COSTS:

\$4.75 per square foot (estimated)

## TERM:

5 years or greater

## LOADING:

5 - 20' x 20' drive-in doors  
2 - 28' x 28' drive-in doors  
(vertical lift design; electronically operated)  
1 - 12' x 14' drive-in door  
(vertical lift design; electronically operated)

## ZONING:

I-G (Industrial General)

## CRANES:

Crane capable up to 20 TON capacity  
(24' - 25' clear hook height)

## CEILING HEIGHT:

30' clear height

## SPAN:

80 feet

## LIGHTING:

T-5 High Bay Fluorescent Fixtures

## POWER:

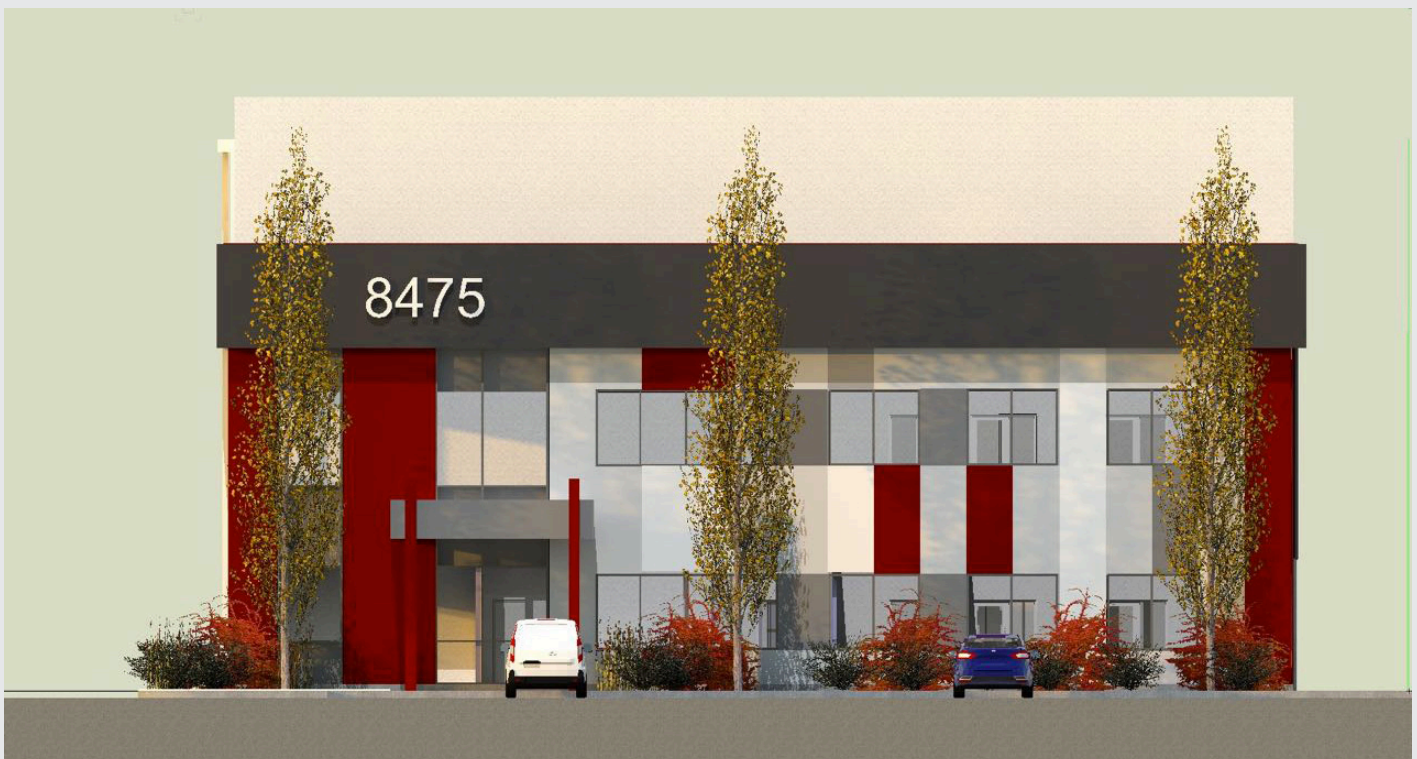
600 Amps, 347/600 Volt, 3 phase service

## HEATING/HVAC:

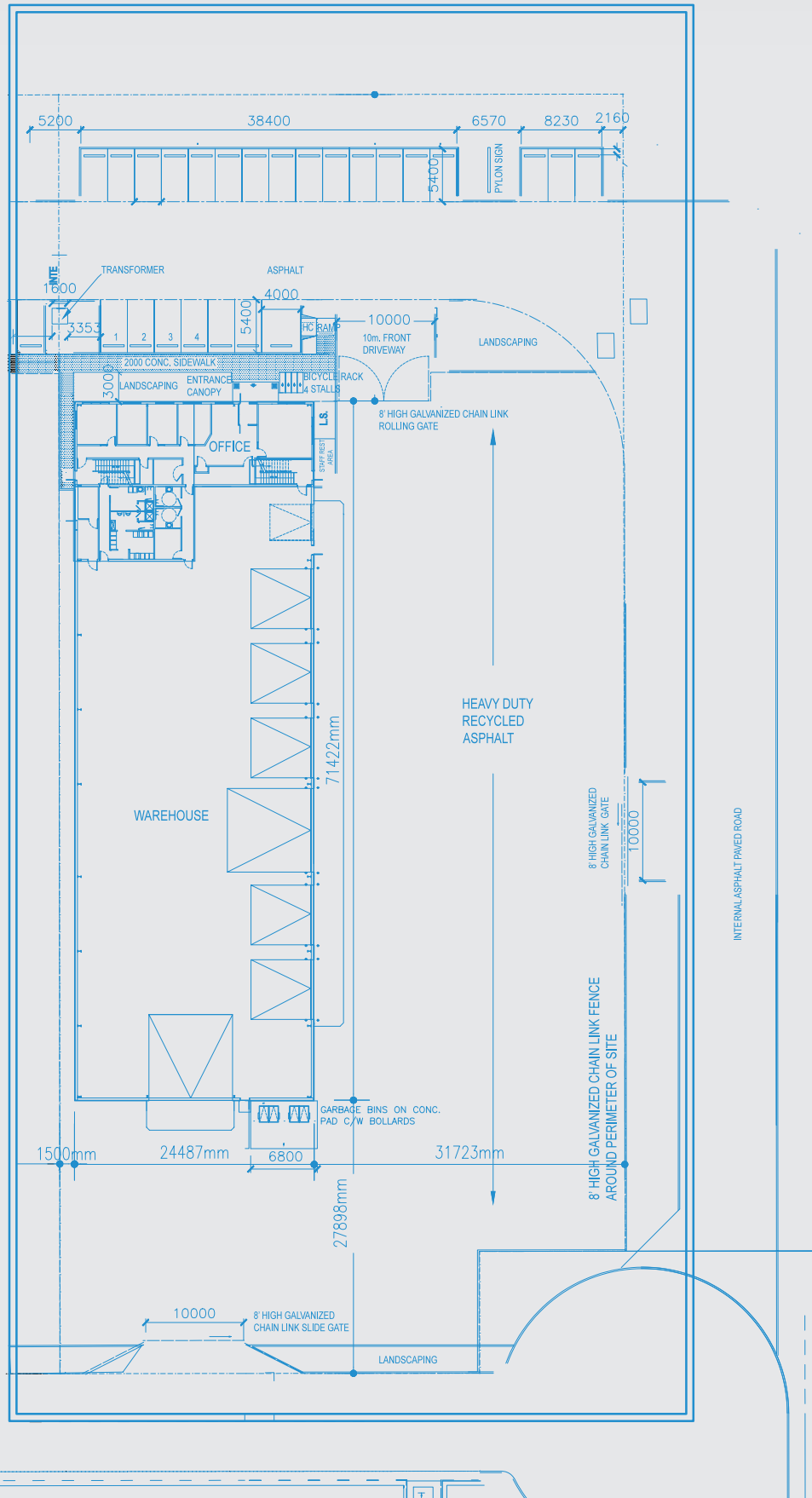
Shop: Overhead Infra-Red Radiant Heaters  
Office: Rooftop HVAC Units

## COMMENTS:

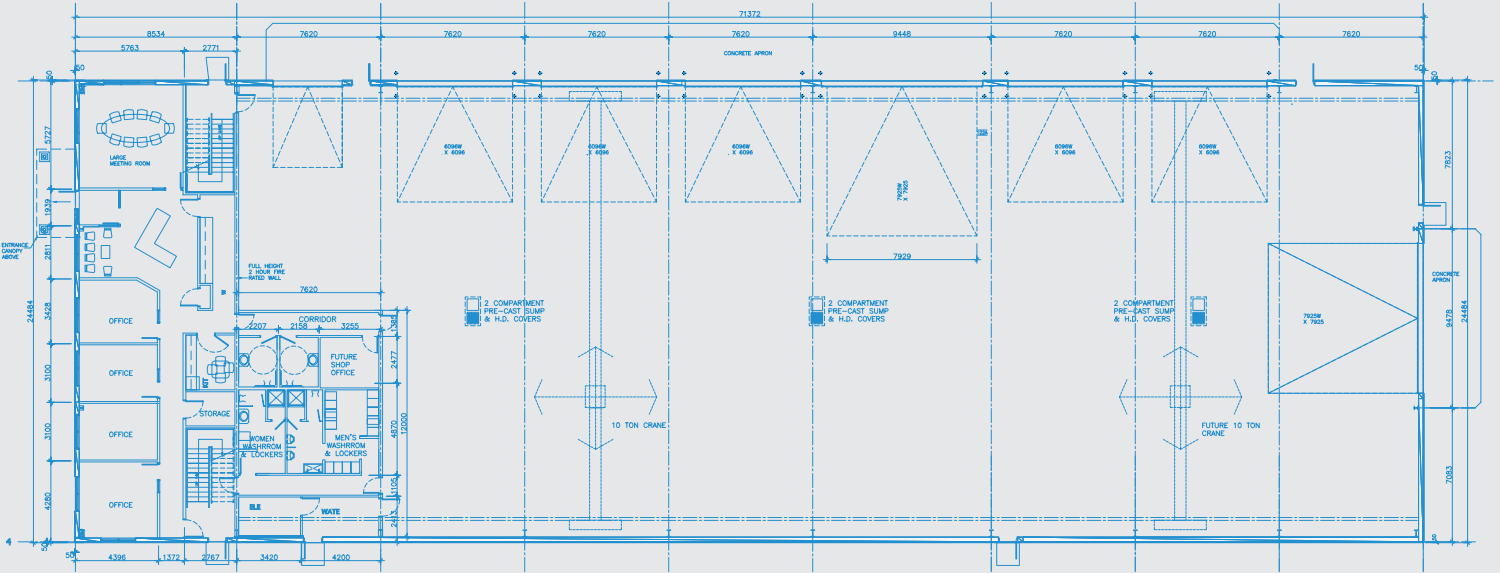
5 sumps;  
Make-up Air;  
Sprinklers;  
Fenced, heavy duty gravel yard;  
3 site entrances; and  
24 parking stalls



# SITE PLAN

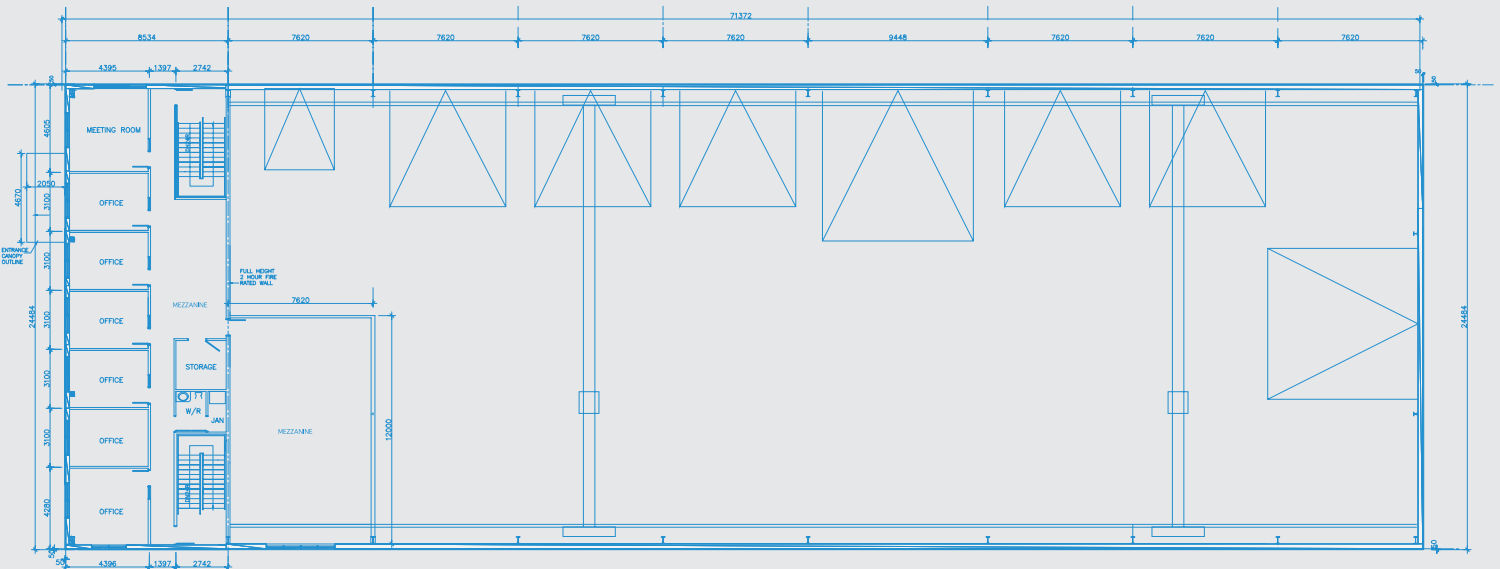


# FLOOR PLANS



▲  
MAIN FLOOR

SECOND FLOOR  
▼



# SITE LOCATION



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



LOCAL  
EXPERTISE  
MATTERS

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