



# FORSUBLELEASE

Bay 10,7700-110th Avenue NW



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*+/- 3,600 sq. ft.  
available  
immediately*

## *Storage / Warehouse opportunity*

- Access from 112th Avenue NW, which can be accessed by the Stoney Trail Ring Road which connects to Sarcee Trail NW and Country Hills Boulevard
- I-2 zoning guidelines with 24 foot ceiling heights and excavated dock-loading
- Abundant on site parking; 6 designated stalls
- 90 feet x 40 feet fenced yard
- Only industrial area in this region of northwest Calgary
- Site gives superior accessibility to Calgary's new Stoney Trail Ring Road
- Recent surrounding developments include Mazda, Audi, and Spyhill Truck, Car and Dog wash, and Sentinel Self-Storage
- Beacon Hill is a nearby shopping center (5 minute drive accessible via 112th Avenue NW) with neighboring businesses including Costco, Canadian Tire, Mark's Work Warehouse and The Home Depot

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### Property Details

District:	Spy Hill District, Near Royal Oak Shopping District
Year Built:	2006
Legal Description:	Plan 0510658, Block 1, Lot 3
Ceiling Height:	24'
Available Area:	+/- 3,600 sq. ft.
Power:	200 amp, 120/208 volt, 3 phase
Sublease Rate:	\$16.35 psf (Year 1), \$17.60 psf (Years 2-3) <b>Straight storage only at \$10.00 psf</b>
Loading:	1 Dock (8' w x 12' h). Additional drive-in door can be added
Term:	December 31, 2012
Operating Costs:	\$_____ (Estimate for 2010)
Zoning:	Direct Control (I-2 guidelines)



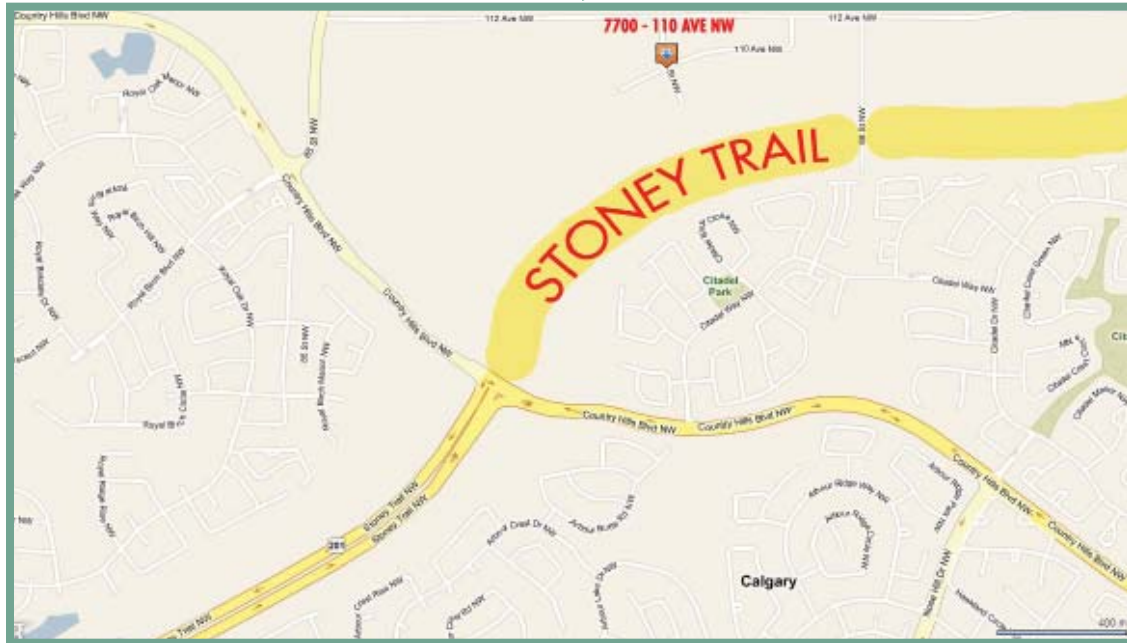
- Ample parking, and the attractive added option of a fenced, secured yard
- Quality developments surround the business, and substantial future residential developments are planned in the immediate vicinity

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Map



Aerial

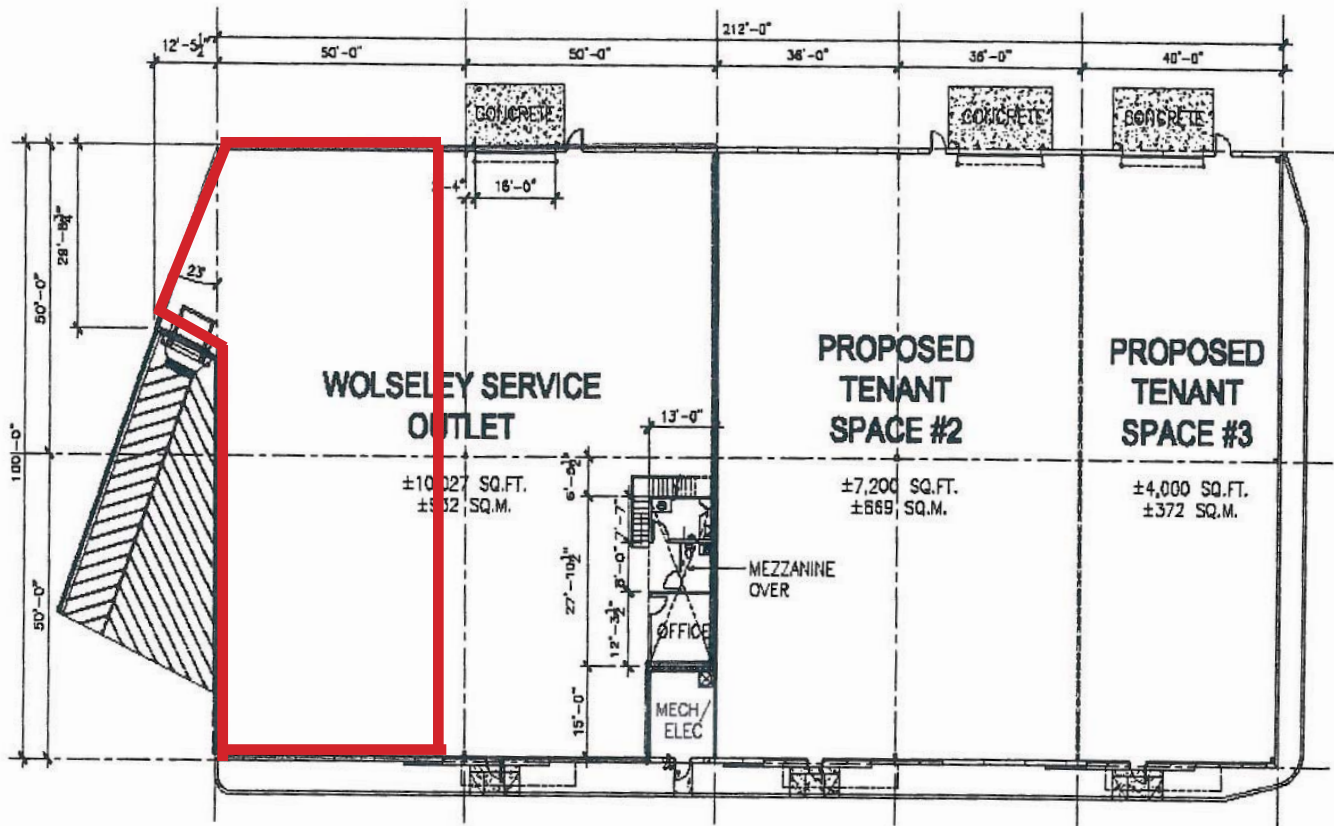


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## Building Plan



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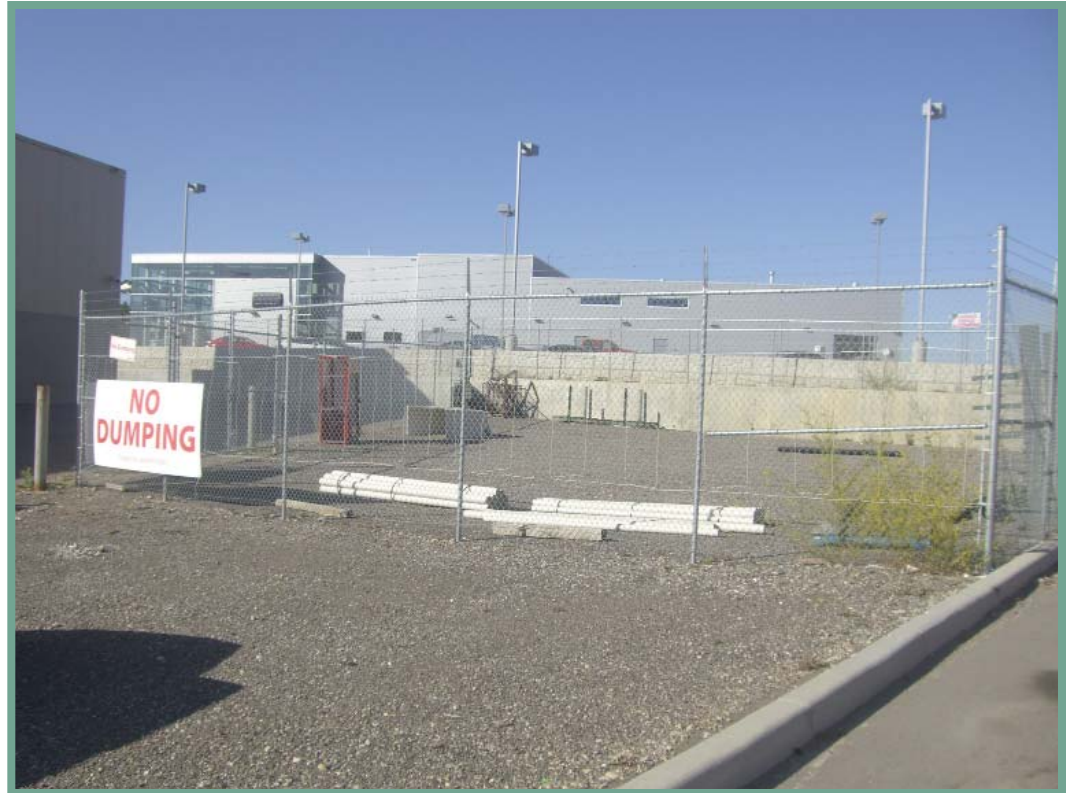
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# FORSUBLEASE

Bay 10,7700-110th Avenue NW

Yard



Warehouse



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