

LEASE

up to 2,475 s.f.

TRICOR Centre



High Quality Office Warehouse

Bay 26, 6420 – 79th Avenue SE, Calgary

-) Precast concrete building - new construction
-) High ceilings
-) Drive in loading
-) Located in Great Plains Industrial
-) Access from 52nd Street

For more information contact:

Dan Luijkx

Associate

403-452-9586

dluijkx@romanre.com

Dean (Dino) Truant

Broker

403-452-9536

dtruant@romanre.com

Steve Toye

Associate

403-452-4628

stoye@romanre.com



ROMAN

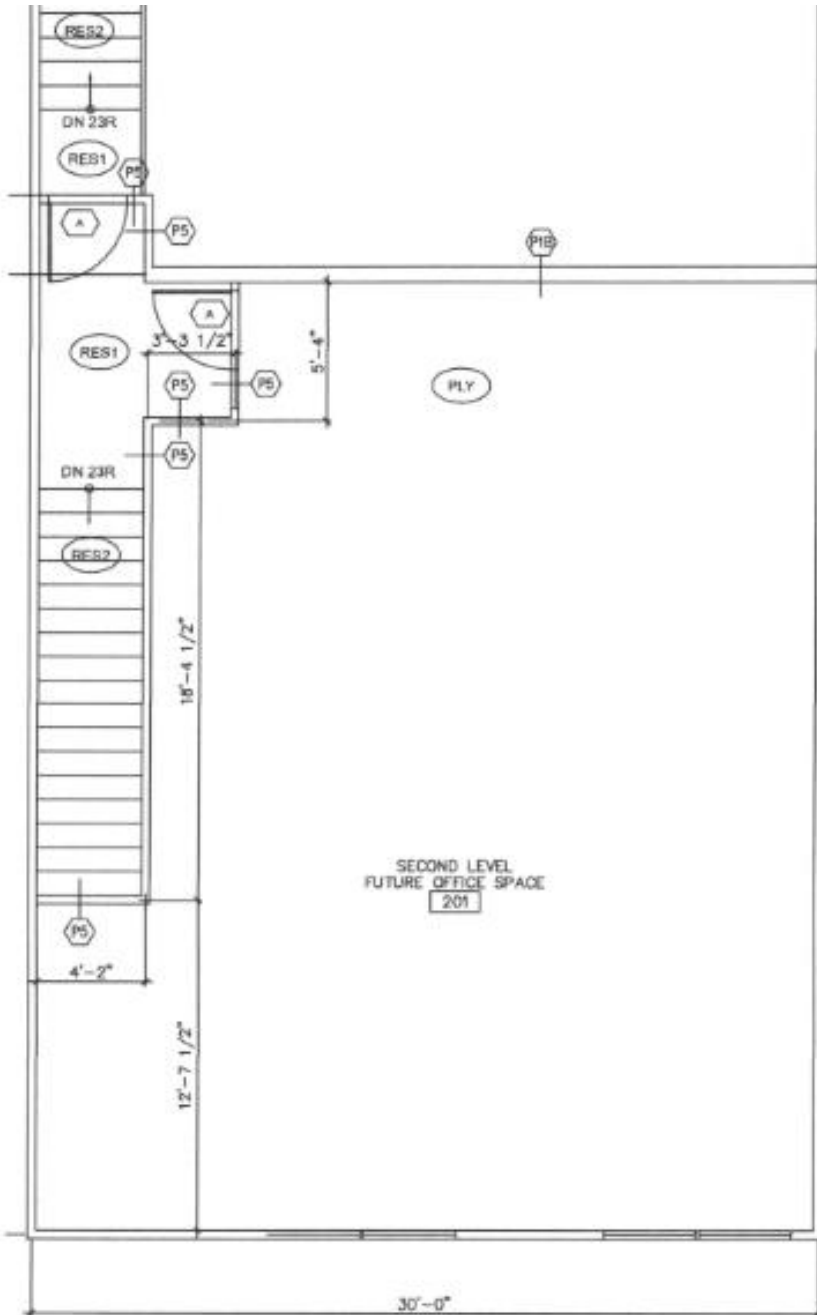
Real Estate Services

LEASE

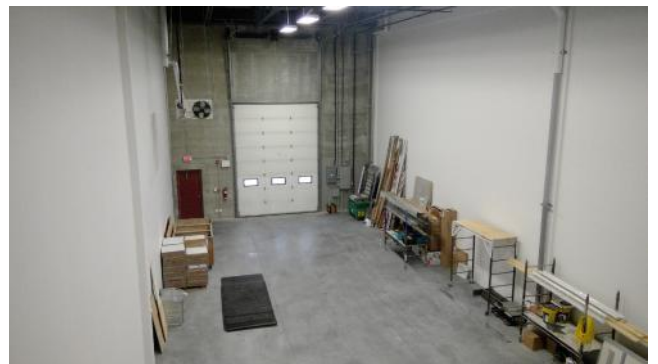
up to 2,475 s.f.

TRICOR Centre

Second Level Office



Warehouse



Loading Area



LEASE

up to 2,475 s.f.

TRICOR Centre



Address: #26, 6420 – 69th Avenue SE

Size: Office 975 sf
Warehouse Up to 1,500 sf
Total Up to 2,475 sf

Zoning: I-G
Ceiling Height: 24' clear
Power: 200 amp 120/208 Volt 3 phase
Loading: 1 Drive in 12W x 16'H
Comments:) Tenant office improvements negotiable
) Warehouse size flexible and will be a chalk line shared area

Asking Rate: \$12.00 p.s.f. per annum
Operating Costs (2016): \$4.81 p.s.f. per annum
Utilities: Proportionate share
Available: Approx. 60 days



The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy; however Roman Real Estate (2009) Ltd. and its Agents are unable to guarantee it. All quoted prices exclude the GST. All properties subject to change and/or withdrawal without notice.