

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

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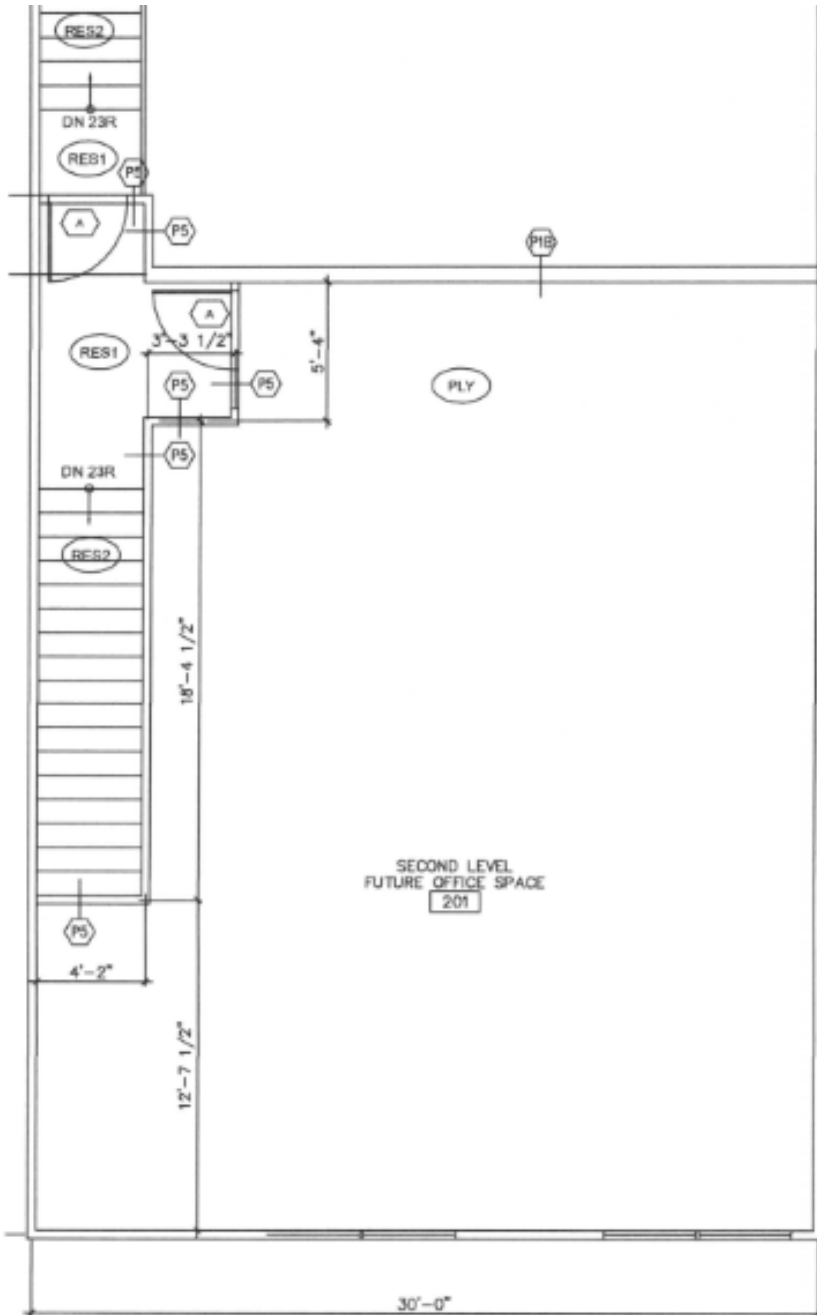
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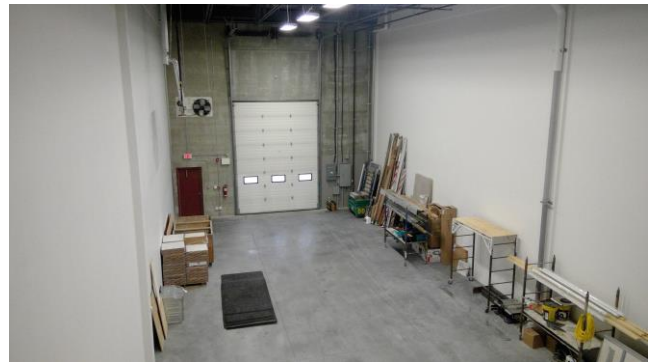
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TRICOR Centre

Second Level Office



Warehouse



Loading Area



LEASE

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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: Market
Operating Costs (2023): TBC
Utilities: Proportionate share
Available: Approx. 60 days



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