

FOR SALE OR LEASE

68 INDUSTRY WAY SE

30,400 SQUARE FEET



Property Description

30,400 Square Feet (Approx.)

- Located in Shepard Industrial Park
- Industrial Condos between 2,000 to 2,640 sq. ft.
- 200 Amp power service
- 1 Drive-in Door per bay (14' x 16')
- Zoning - DC-56
- Legal Description: Plan 0716409, Block 3, Lot 2
- Available - Spring 2012
- Various lease or purchase options available

Property Highlights

- Easy Access to Glenmore Trail and new Calgary Ring Road
- Each Bay provided with ample parking
- 2 washrooms rough-in in each bay
- Durabuilt double pane opening windows

For information and options on this property contact:

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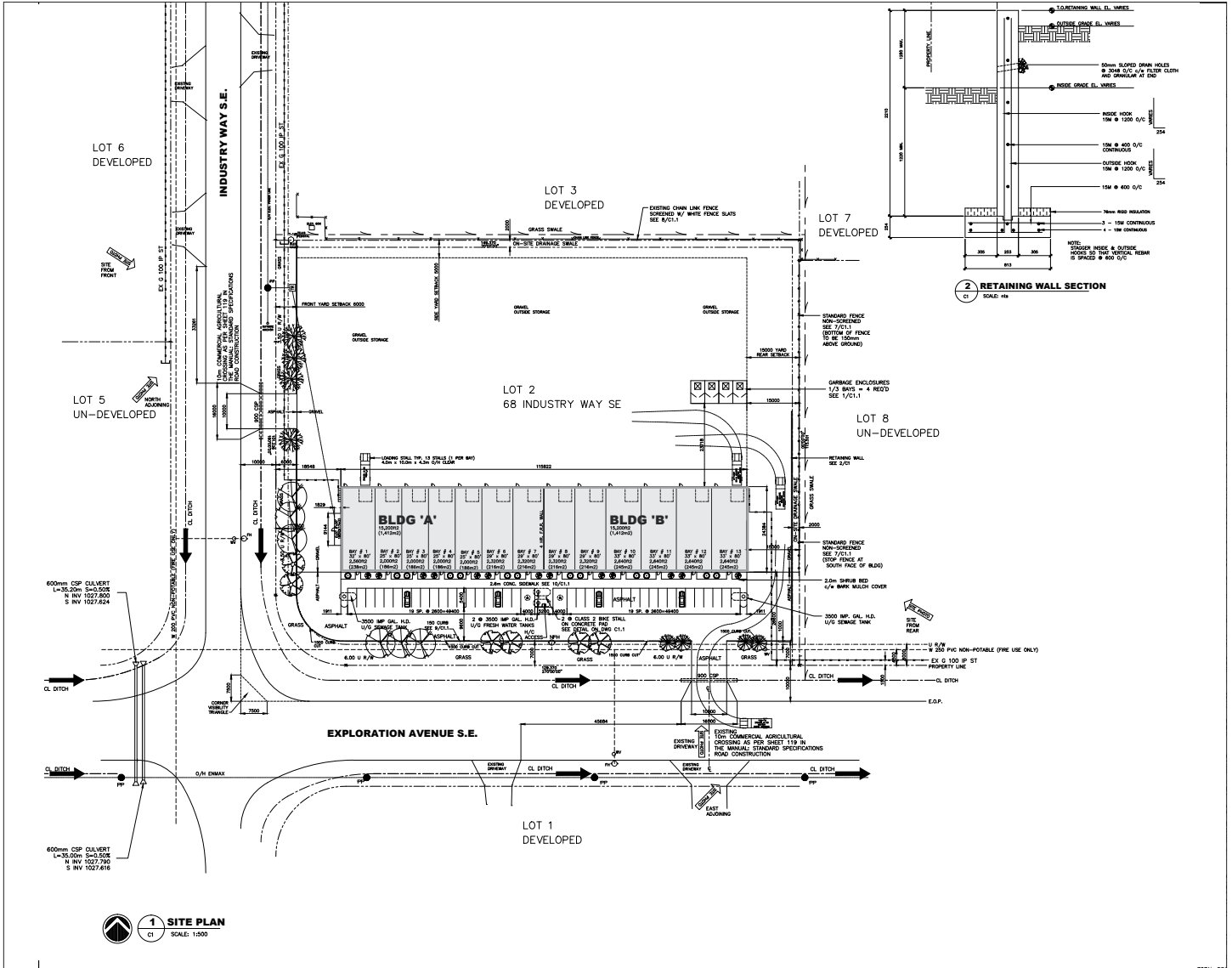
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Site Plan



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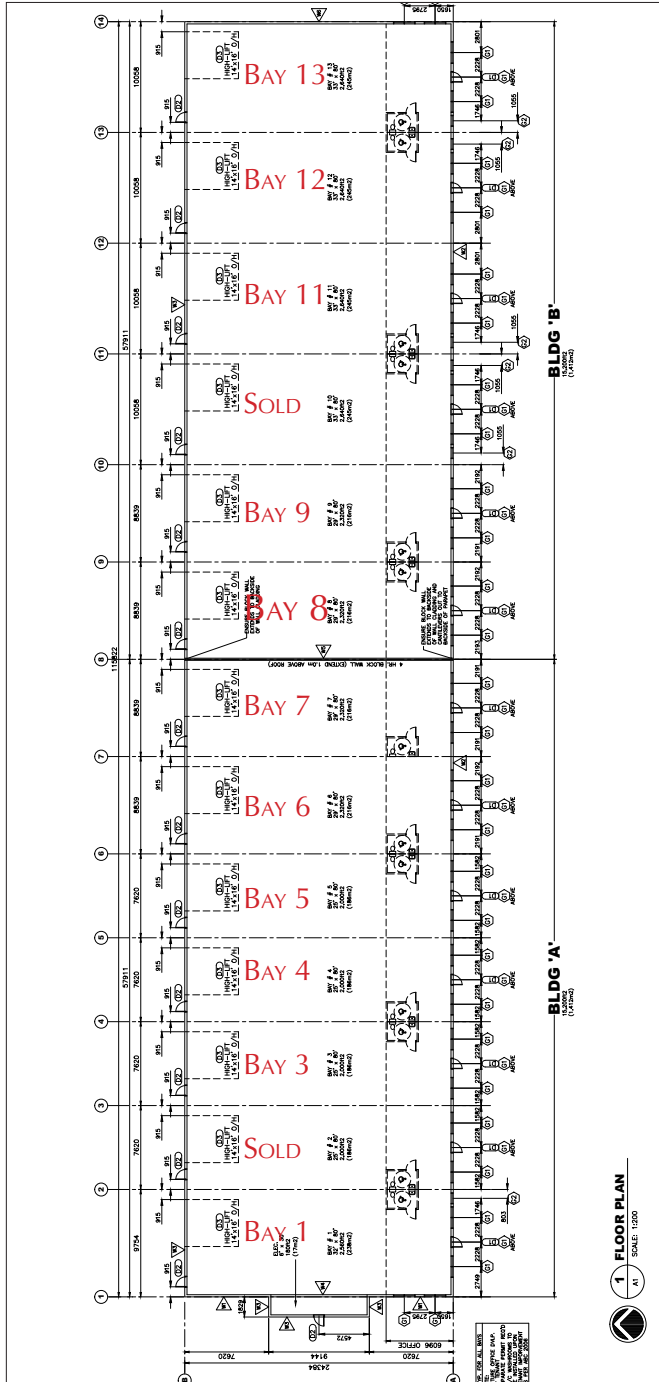
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Floor Plan



SALE PARTICULARS

Sale Price:	\$175 PSF for the first pre-sale units
Taxes:	TBV
Condo Fees:	TBV

LEASE PARTICULARS

Lease Rate:	\$10.50
Operating Cost:	TBV

UNIT	DIMENSIONS	UNIT SIZES
Bay 1	32' X 80'	2,560 sq. ft.
Bay 2	25' X 80'	2,000 sq. ft.
Bay 3	25' X 80'	2,000 sq. ft.
Bay 4	25' X 80'	2,000 sq. ft.
Bay 5	25' X 80'	2,000 sq. ft.
Bay 6	29' X 80'	2,320 sq. ft.
Bay 7	29' X 80'	2,320 sq. ft.
Bay 8	29' X 80'	2,320 sq. ft.
Bay 9	29' X 80'	2,320 sq. ft.
Bay 10	33' X 80'	2,640 sq. ft.
Bay 11	33' X 80'	2,640 sq. ft.
Bay 12	33' X 80'	2,640 sq. ft.
Bay 13	33' X 80'	2,640 sq. ft.

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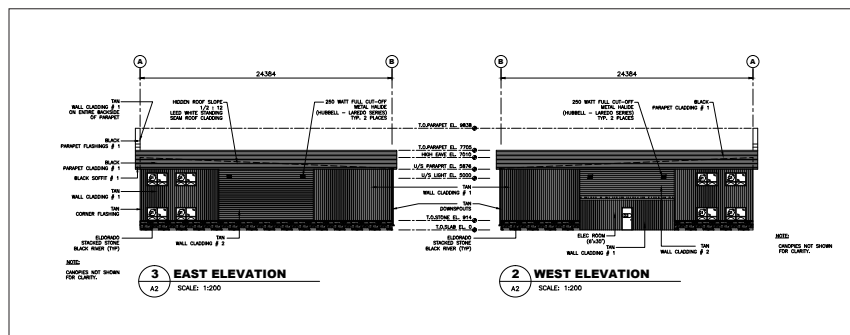
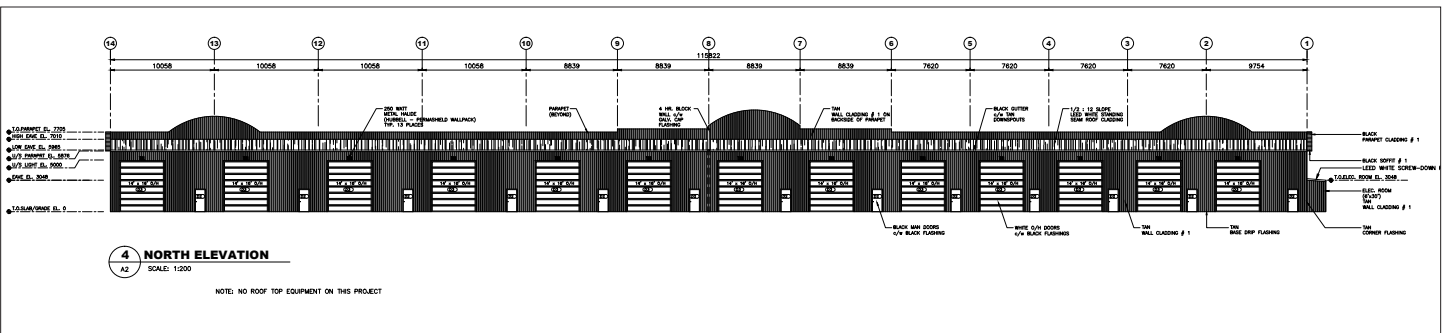
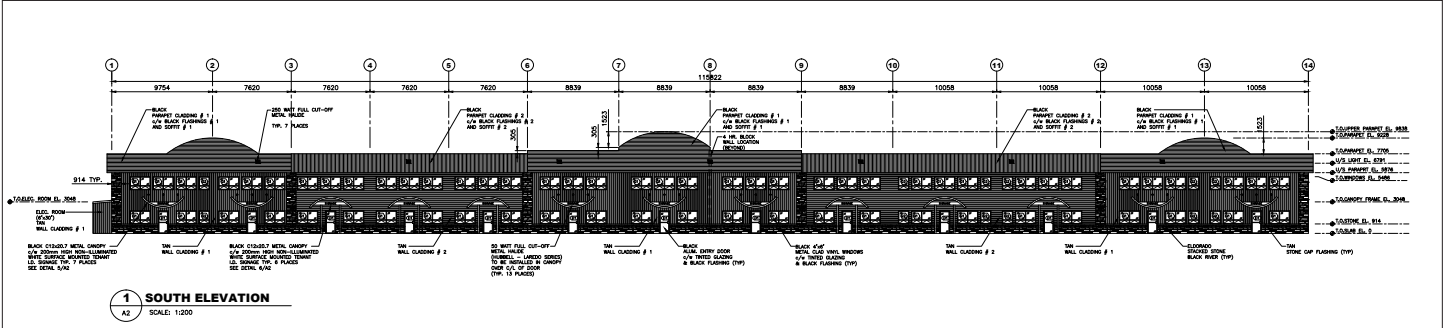
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Elevations



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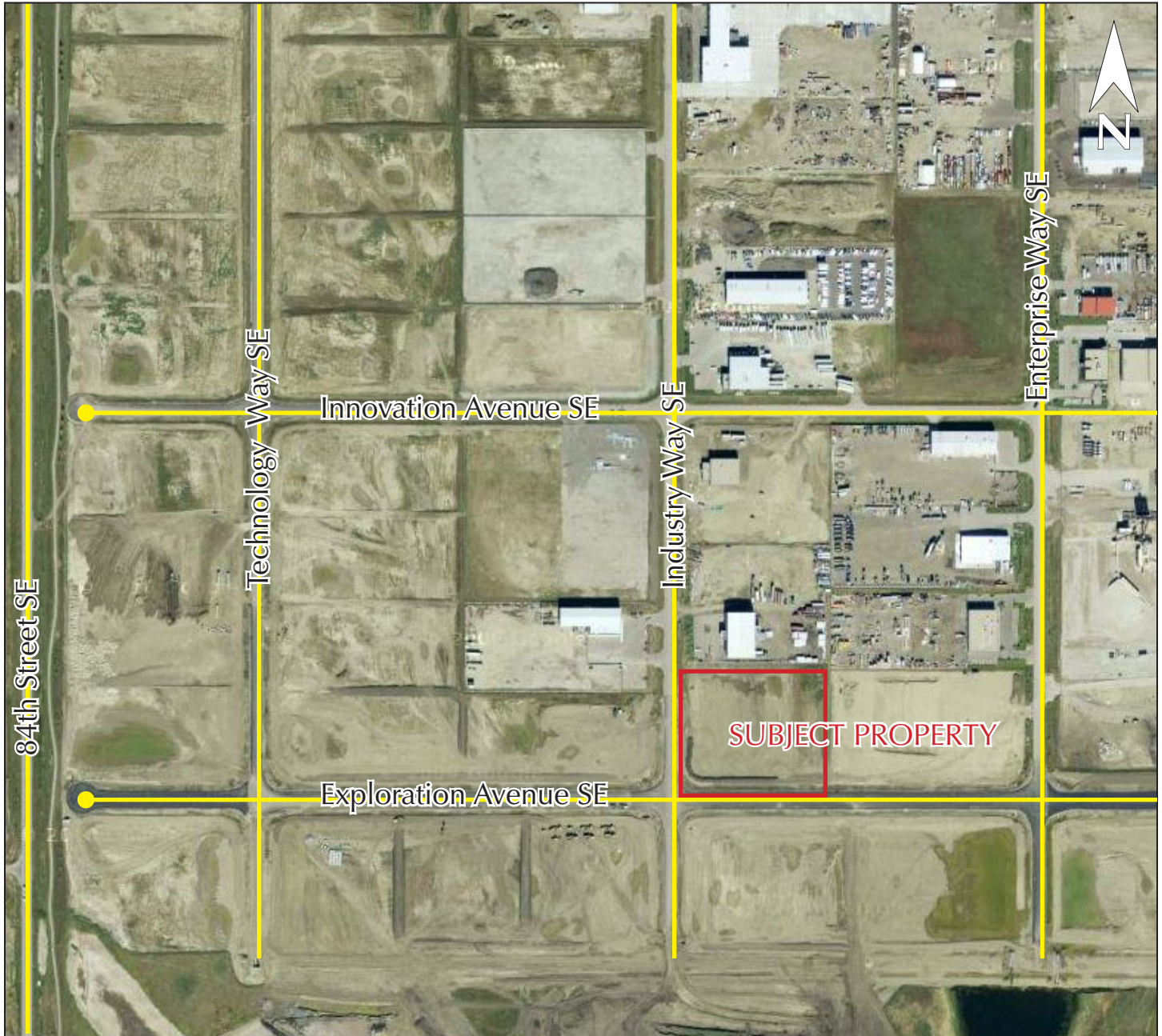
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Aerial Map



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