



Unit 6, 141 Commercial Drive

Calgary, AB

Property Features

- 2,500 SF industrial bay + 1,250 SF Mezzanine
- Mainfloor and Mezzanine can be leased out separately with different entrances
- Available Immediately
- Currently offered as shell space
- Office built as required
- Beautiful mountain views
- Great exposure to Township Road 245
- Easy Access to the Trans Canada Highway
- Ample double row parking
- Outdoor storage compound



CONTACT AGENTS
FOR MORE INFORMATION

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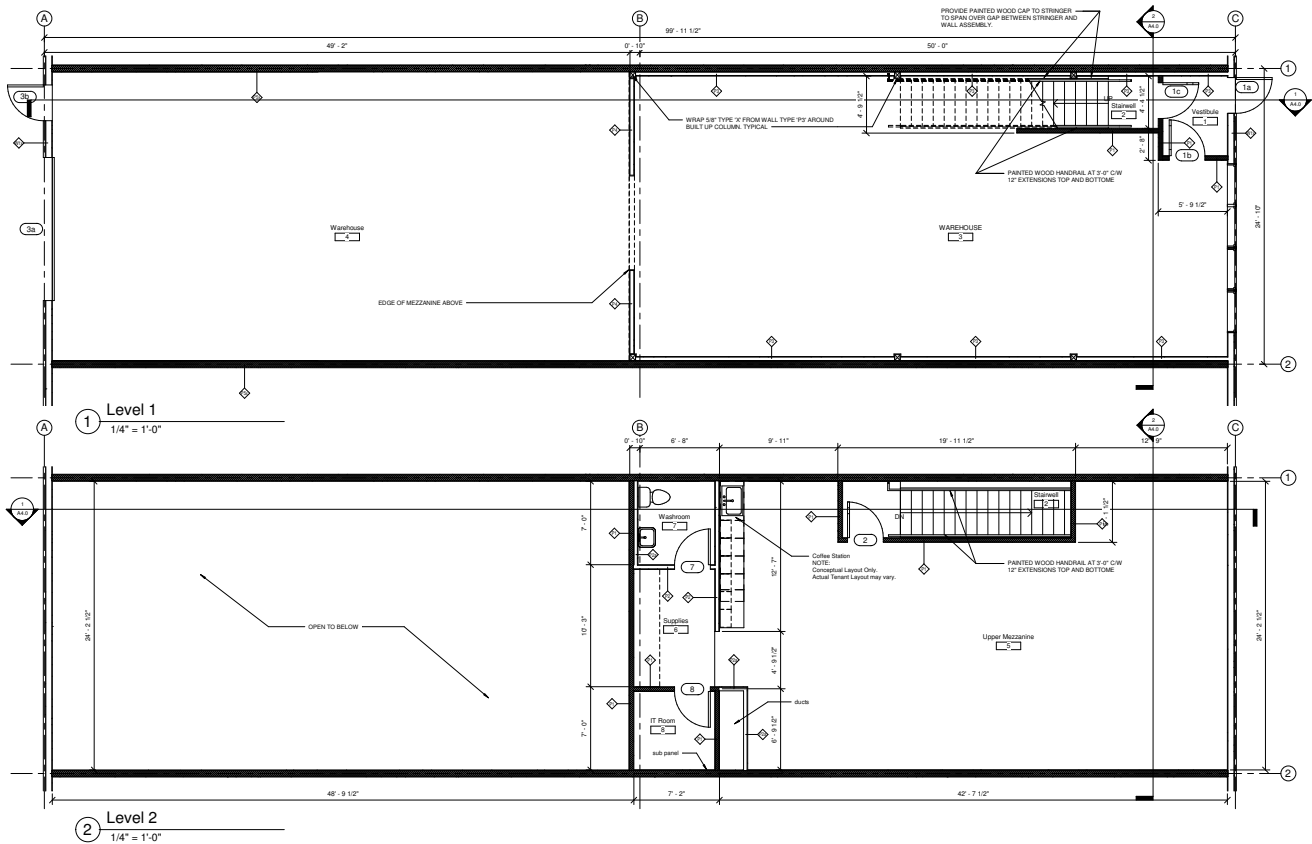
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For Lease
 Industrial Bay
 2,500 - 3,750 ± SF

Property Details

Total Area:	2,500 ± SF Mainfloor 1,250 ± SF Mezzanine	Power:	100 Amp TBV
Condo Fees:	\$300.00 / Month	Ceiling:	24' clear
Lease Rate:	Market	Zoning:	C - SC (Springbank Commercial)
Loading:	1 - 12'x14 Drive in Door	Outdoor Storage	1 - 20' wide x 26' deep

Floorplan



For Lease
Industrial Bay
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Trans Canada Hwy

Range Rd 33

Township Road 245



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