

## UNIT 3141 – 34,865 SF

**Rent:** Market

**2026**

**Total Additional Rent \$7.93 (psf/yr)**

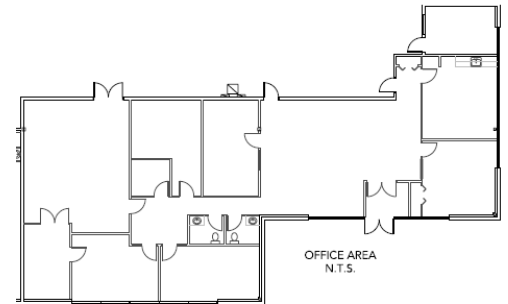
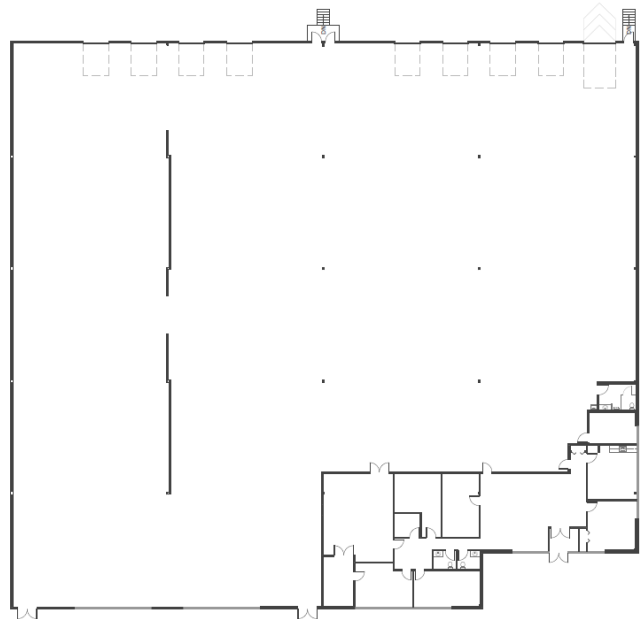
**Operating Costs \$4.46 (psf/yr)**

**Realty Tax \$3.47 (psf/yr)**

**Availability:** October 1, 2026

### SPECIFICATIONS

<b>Constructed:</b>	2000
<b>Zoning:</b>	I-C Industrial Commercial
<b>Unit:</b>	Office Area = 3,646 sf, Warehouse = 31,219 sf and includes small, fenced compound
<b>Drive-in Doors:</b>	1 – 10' x 14'
<b>Dock Doors:</b>	8 - 8' x 10'
<b>Clear Height:</b>	24' clear
<b>Lighting:</b>	LED in warehouse; LED tubes retrofit into fixtures in showroom/offices
<b>Electrical Service:</b>	200A, 347/600v
<b>MUA:</b>	None
<b>Office / Warehouse</b>	
<b>Heating:</b>	2 RTU's (Showroom/Offices) (each unit has 5 tons of cooling, both approx. 2000 CFM) 7 - Warehouse Unit Heater 4 - Radiant Tube heater above bay doors
<b>Sprinkler System</b>	CMDA sprinkler system
<b>Fibre Optics:</b>	Telus and Rogers Fiber in the Building – nothing to the unit



### PARKING INFORMATION

- Double row parking in front
- Rear loading and marshalling area

### PYLON SIGNAGE

- Available on request
- Cost per panel = \$150.00

### LEASING CONTACT

**Ben Oldfield**  
Director, Leasing  
[boldfield@morguard.com](mailto:boldfield@morguard.com)  
403-213-9710

