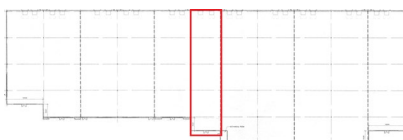
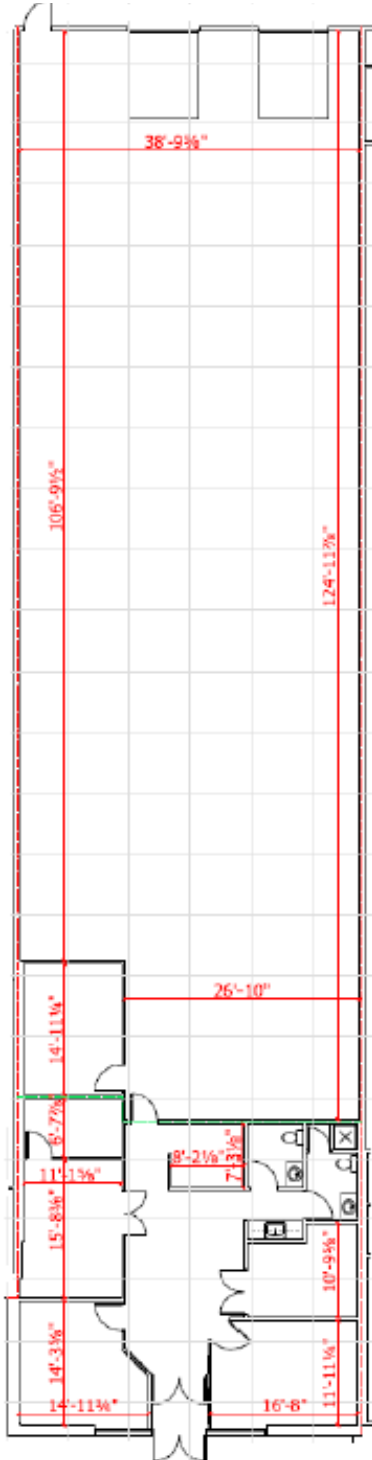


## UNIT 3121 – 6,402 SF



**Rent:** Market

**2026**

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

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

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

**Availability:** February 1, 2027

### SPECIFICATIONS

<b>Constructed:</b>	2000
<b>Zoning:</b>	I-C Industrial Commercial
<b>Unit:</b>	Single bay Office area = 1,473 sf In-suite washrooms with shower and change room Office area = 1,473 sf Warehouse Area = 4,929 sf
<b>Dock Doors:</b>	2 - 8' x 10'
<b>Clear Height:</b>	28" clear
<b>Lighting:</b>	LED
<b>Electrical Service:</b>	347/600 Volt 100 Amp
<b>MUA:</b>	None
<b>Office / Warehouse</b>	
<b>Heating:</b>	RTU - 1600 CFM
<b>Sprinkler System</b>	CMDA sprinklers
<b>Fibre Optics:</b>	None to the unit; Shaw and Telus supplies fibre optic to the building

### 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**  
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 403-213-9710

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