

# FOR LEASE



FULLY FURNISHED INDUSTRIAL  
OFFICE SPACE AND FENCED  
YARD SPACE AVAILABLE!

402084 - 81st  
Street East  
Aldersyde, AB



FRONT VIEW

## PROPERTY SIZE

- 4350 SQ FT 2nd Floor
- 12,000 SF of Land

RENTAL INCENTIVES  
AVAILABLE

## PROPERTY HIGHLIGHTS

- Excellent access and exposure to Highway 2A and QEII Highway
- Only 5 minutes from Calgary with fenced and graveled yard.
- 31 parking stalls
- Zoning: INH - Industrial Hamlet

## TO LEASE CONTACT

**Jennifer Clark**  
Portfolio Leasing and  
Property Manager

C: 403-200-9264  
jclark@investplusproperties.com



SECOND FLOOR RECEPTION

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SECOND FLOOR BOARDROOM

## AVAILABLE SPACE

- 8 XL offices
- Reception Area
- Large Boardroom
- Kitchen
- Storage Rooms
- 2 Restrooms
- Open Area \*\*\* 12,000 SF of Fenced Yard Space
- Very Bright / Large Windows with Beautiful views

4,350 SF WITH  
12,000 SF OF  
FENCED YARD  
SPACE  
AVAILABLE

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SECOND FLOOR FULLY FURNISHED OFFICE

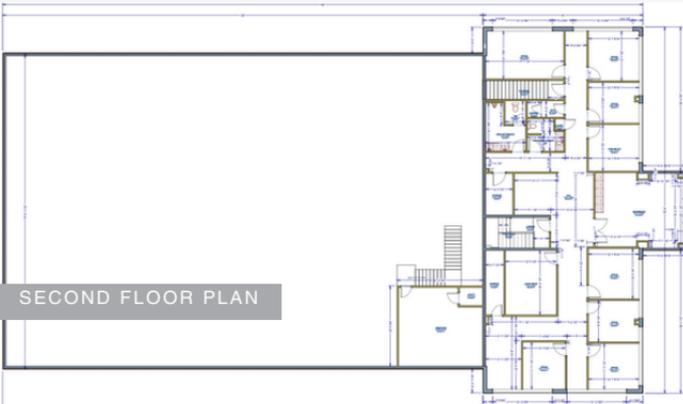
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SECOND FLOOR OFFICE SPACE



YOUR NEXT  
OFFICE  
SPACE IS  
WAITING  
FOR YOU!

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SECOND FLOOR LUNCHROOM