



- ▶ **Front Entrance/Rear Loading Units Available**
- ▶ **Mary Hill Business Park**

### Location & Development

The property is situated one-half block north of the Mary Hill Bypass, on the west side of Broadway Street. The Trans-Canada Highway is just five minutes west via the Mary Hill Bypass and the Lougheed Highway is just two minutes to the east. Mary Hill Business Park is situated on over 14 acres comprised of eight buildings totaling in excess of 200,000 SF.

### Highlights

- ▶ Attractive and clean industrial park
- ▶ Dock and grade loading options
- ▶ 24' warehouse ceiling height
- ▶ Potential yard area available for outside storage

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**Available Areas**

Unit	Warehouse	Office/ Showroom	Second Floor	Total	Loading	Basic Rent*	Total Monthly + GST*	Availability
409	1,783 SF	350 SF	–	2,133 SF	1 grade	Contact Broker	Contact Broker	Immediate
500	2,406 SF	1,282 SF	–	3,688 SF	2 grade	Contact Broker	Contact Broker	Immediate
501	1,783 SF	350 SF	–	2,133 SF	1 grade	Contact Broker	Contact Broker	May 1, 2025
500-501	4,192 SF	1,632 SF	–	5,821 SF	3 grade	Contact Broker	Contact Broker	May 1, 2025
702-703	7,964 SF	2,215 SF	1,979 SF	12,158 SF	2 dock & 2 grade	Contact Broker	Contact Broker	May 1, 2025

\*All rental amounts are approximate and subject to change without notice. Rent Schedule will be provided upon accepted offer. Total Monthly includes Basic and Additional Rent.

**Zoning**

CD-9 allowing for a wide variety of light industrial uses. Full copy of bylaw will be provided upon request.

**Additional Rent\*\***

\$6.62 PSF per annum + 5% management fee (Buildings 300-400)

\$6.39 PSF per annum + 5% management fee (Buildings 500-800)

\*\*Based on budget from August 2024 to July 2025.

**Features**

- ▶ 24' warehouse ceiling height
- ▶ Ample natural light
- ▶ Attractive and clean industrial park
- ▶ Tilt-up concrete construction
- ▶ 3-phase power



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