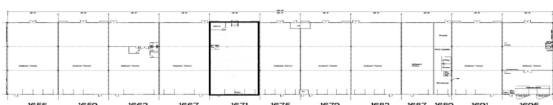
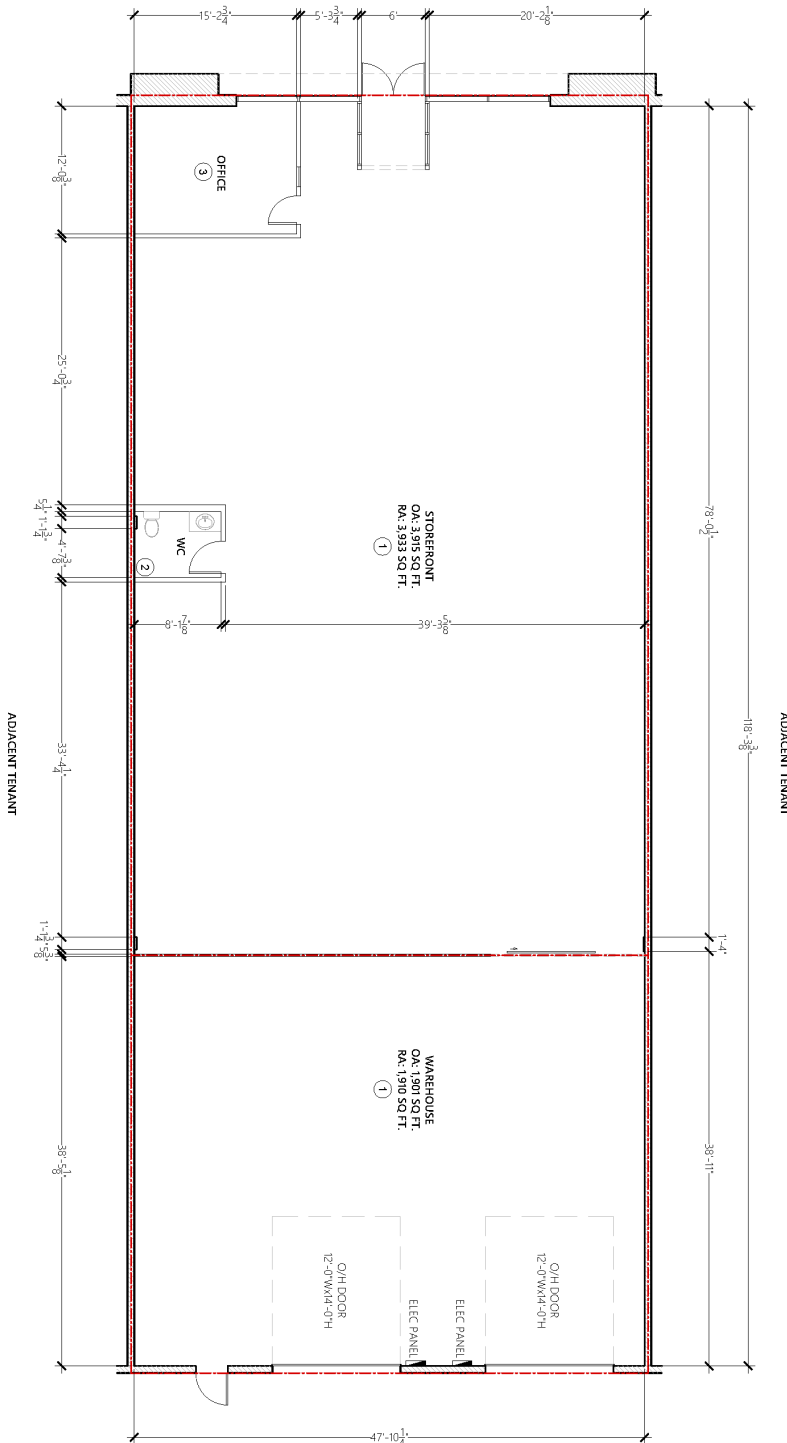


UNIT 1671 – 5,843 SF



Rent: Market

2026

Total Additional Rent \$7.31 (psf/yr)

Operating Costs \$3.83 (psf/yr)

Realty Tax \$3.48 (psf/yr)

Availability: Immediately

SPECIFICATIONS

Constructed:	2000
Zoning:	I-C Industrial Commercial
Unit:	Single bay 1 office, 1 unisex washroom and includes a small, fenced compound.
Drive-in Doors:	2 - 12' x 14'
Clear Height:	24' 6" clear
Lighting:	LED in warehouse
Electrical Service:	347/600 Volt 100 Amp
MUA:	None
Office / Warehouse	
Heating:	1 – RTU (4 Ton, 4700 CFM heating & cooling - front end only) 1 - unit heater & 2 radiant tube heaters (store front & overhead door)
Sprinkler System	CMDA sprinklers
Fibre Optics:	None to the unit; Shaw 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

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 Director, Leasing
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 403-213-9710

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