

Scout

Real Estate Ltd

INDUSTRIAL FOR LEASE

4027 - 7 STREET SE

UNIT 107 - 5,525 SF

**NET RENT
STARTING AT
\$5.50 PSF**



FEATURES

- 2 DOCK LOADING DOORS (1 WITH SHARED ACCESS FOR 53' TRAILERS)
- CENTRAL LOCATION
- SPRINKLERED BUILDING (CAPACITY TBV)

SCOUT REAL ESTATE LTD. SCOUTREALESTATE.CA

Lori Suba
President & Broker
403-850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
403-471-4871
lspindler@scoutrealestate.ca

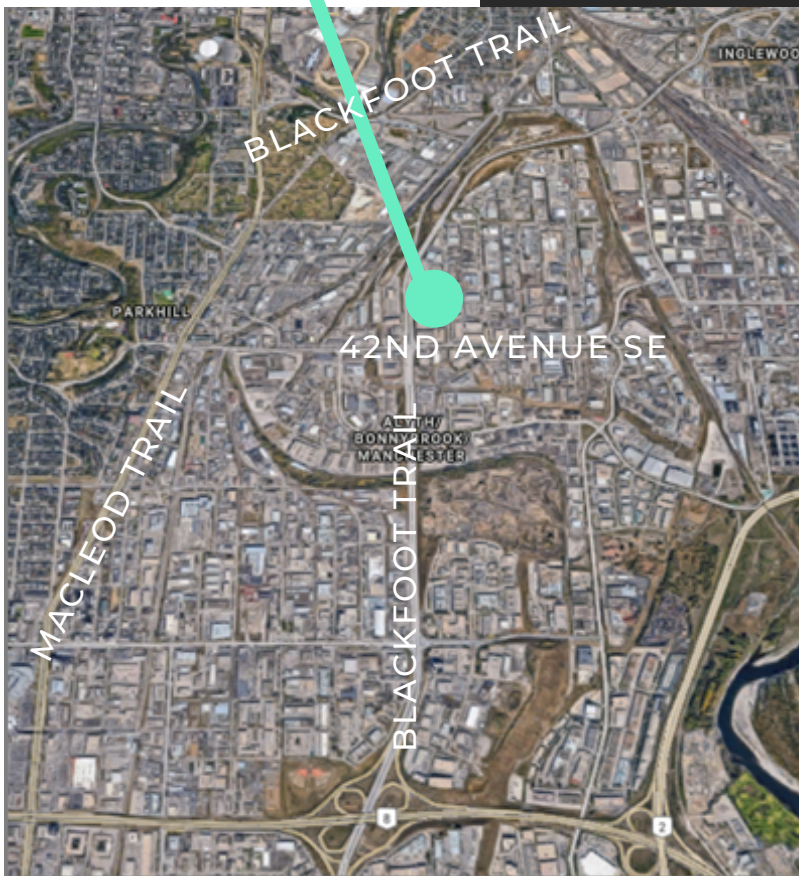
PROPERTY INFORMATION

CEILING HEIGHT: 19'
TERM: FLEXIBLE, UP TO 10 YEARS
RENT: STARTING AT \$5.50 PSF (AS-IS)
ADDITIONAL RENT: \$7.48 PSF (2022 EST. - INCLUDES ALL UTILITIES)
POWER: 100 AMP @ 120/208 VOLT (TBV)
PARKING: UNRESERVED SURFACE
ZONING: I-C (INDUSTRIAL - COMMERCIAL)

PROPERTY LOCATION

UNIT 107

SIZE: 5,525 SF
AVAILABLE: FEBRUARY 1, 2022
LOADING: 2 DOCK DOORS (8' X 10')
- 1 DOCK DOOR CAN ACCOMMODATE 53' TRAILERS WITH SHARED ACCESS



NEARBY AMENITIES

- COCO BROOKS
- HIGHFIELD
- CIRCLE K
- SHELL
- LEGEND 7 BREWING
- FRATELLO COFFEE

SCOUT REAL ESTATE LTD. SCOUTREALESTATE.CA

Lori Suba
President & Broker
403-850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
403-471-4871
lspindler@scoutrealestate.ca

FOR LEASE

4027 - 7 STREET SE
UNIT 107

5,525 SF

UNIT 107

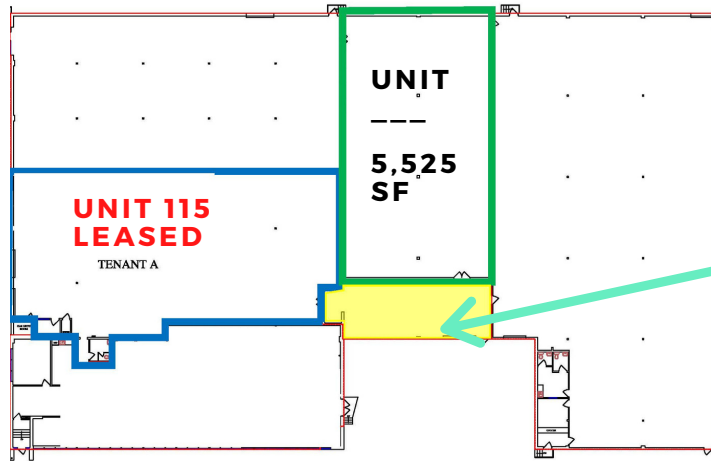


ADDITIONAL SHARED DOCK DOOR WITH 53' TRAILER ACCESS

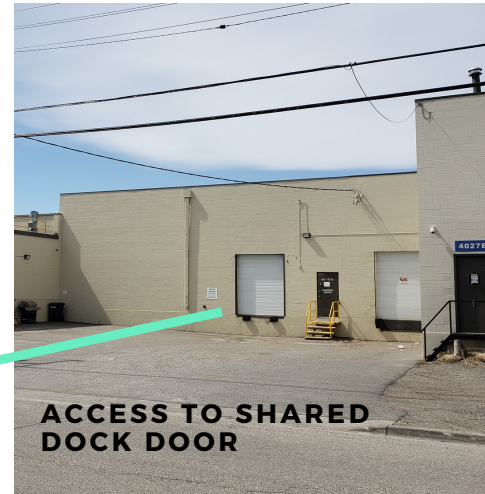
FLOOR PLAN

UNIT 107

1 DOCK DOOR



COMMON AREA IN YELLOW



ACCESS TO SHARED DOCK DOOR

SCOUT REAL ESTATE LTD.
SCOUTREALESTATE.CA

Lori Suba
President & Broker
403-850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
403-471-4871
lspindler@scoutrealestate.ca

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.