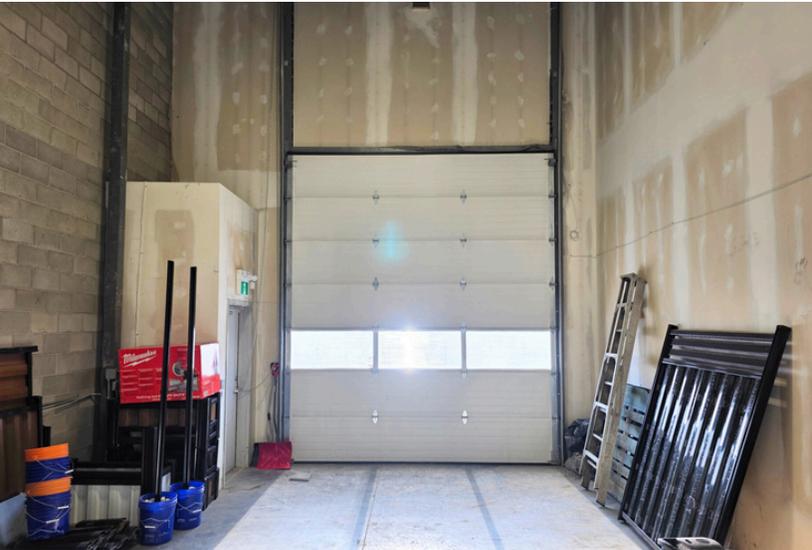


# INDUSTRIAL SPACE FOR LEASE

UNIT #1125, 76 WESTWINDS CRESCENT NE  
2,230 SF



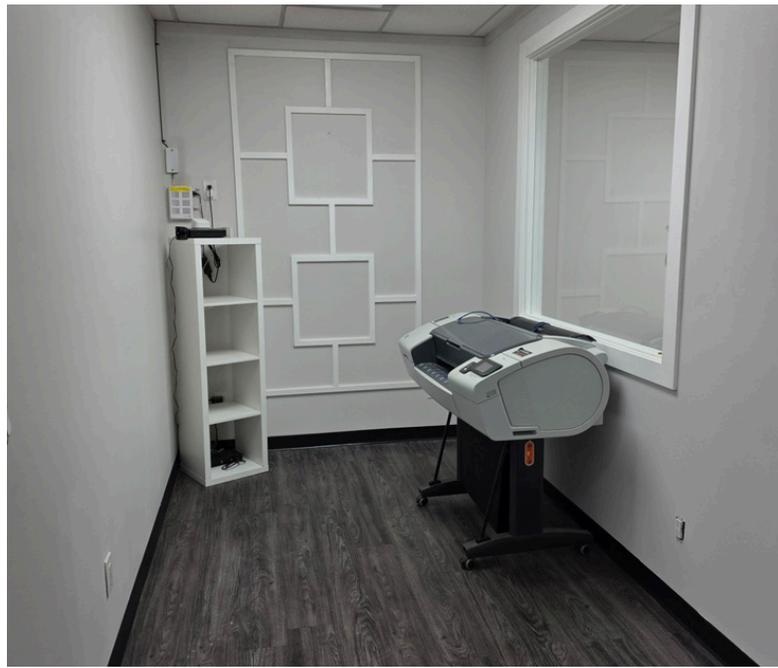
**Scout**  
Real Estate Ltd

Matthew Weiss  
Associate  
(403) 689-1393  
mweiss@scoutrealestate.ca

SCOUTREALESTATE.CA

## PROPERTY DETAILS

- Size: 2,230 SF
- Market Rates
- Op Costs & Taxes: \$9.80 PSF (excluding utilities)
- Available: Immediately
- Main Floor Office: 934 SF
- Warehouse: 520 SF
- Mezzanine (Built-out Office): 776 SF
- Mezzanine offices have a private entrance and can be leased out separately
- New flooring & paint recently completed
- Drive-in loading
- Bay door (12' wide x "14' high)

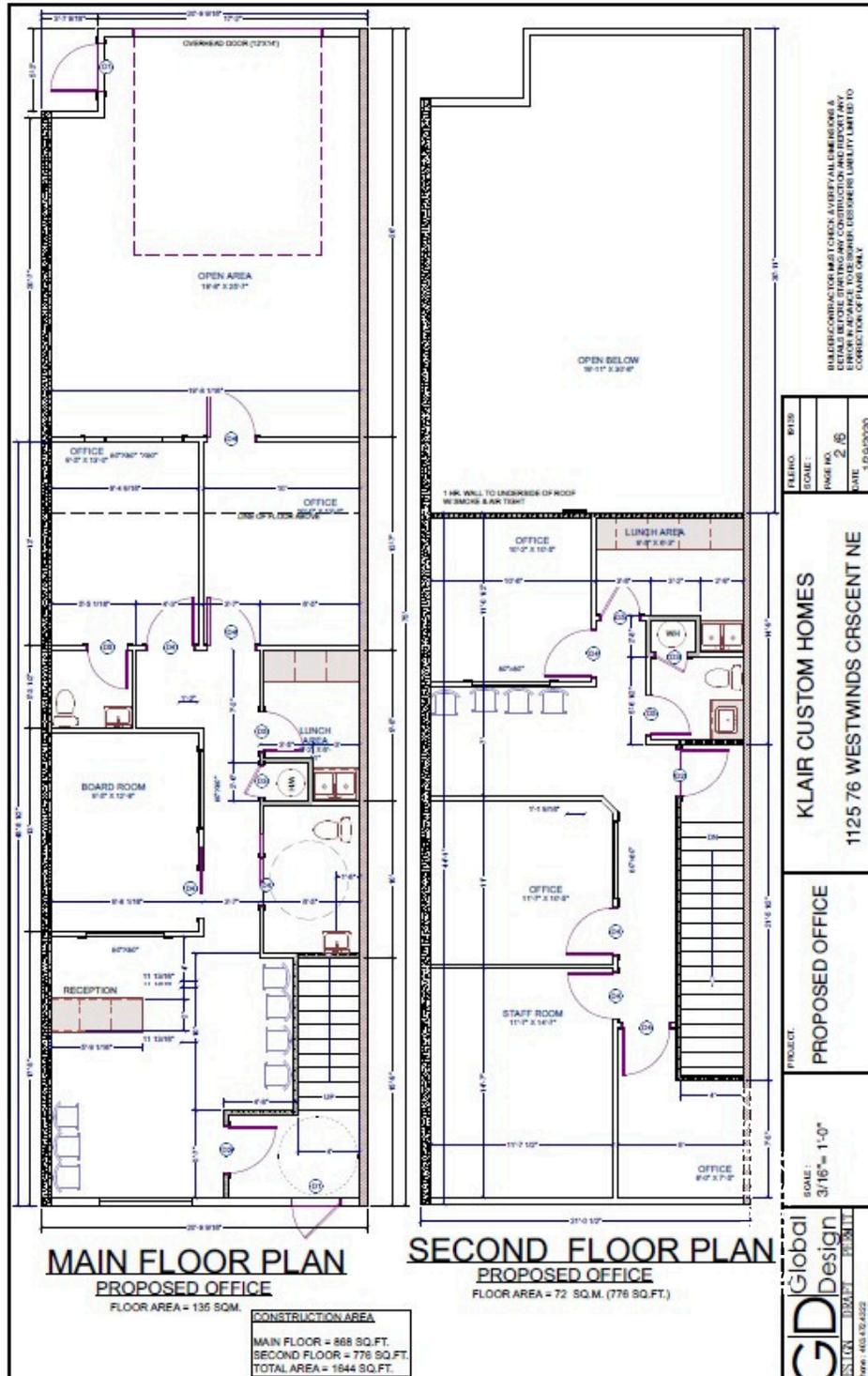


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# FLOOR PLANS:



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## PROPERTY LOCATION DETAILS:

- EASY ACCESS TO 64<sup>TH</sup> AVENUE NE FROM WESTWINDS DRIVE NE
- HIGHLY VISABLE INDUSTRIAL PARK



**Westwinds Drive NE**

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