

FLEXIBLE DEMISING OPTIONS/TERM



For Sublease

Industrial Office/Warehouse Building

Property Highlights

- Rare free-standing energy efficient industrial facility
- Flexible demising options/term from 5,000 s.f.
- Dock and Drive-in loading with yard
- Fully sprinklered and MUA
- High quality office build-out throughout
- Adjacent to Springbank Airport
- Excellent access to Trans-Canada Highway and Stoney Trail
- Potential sale and headlease opportunity available

250007 Mountain View Trail
Springbank, AB

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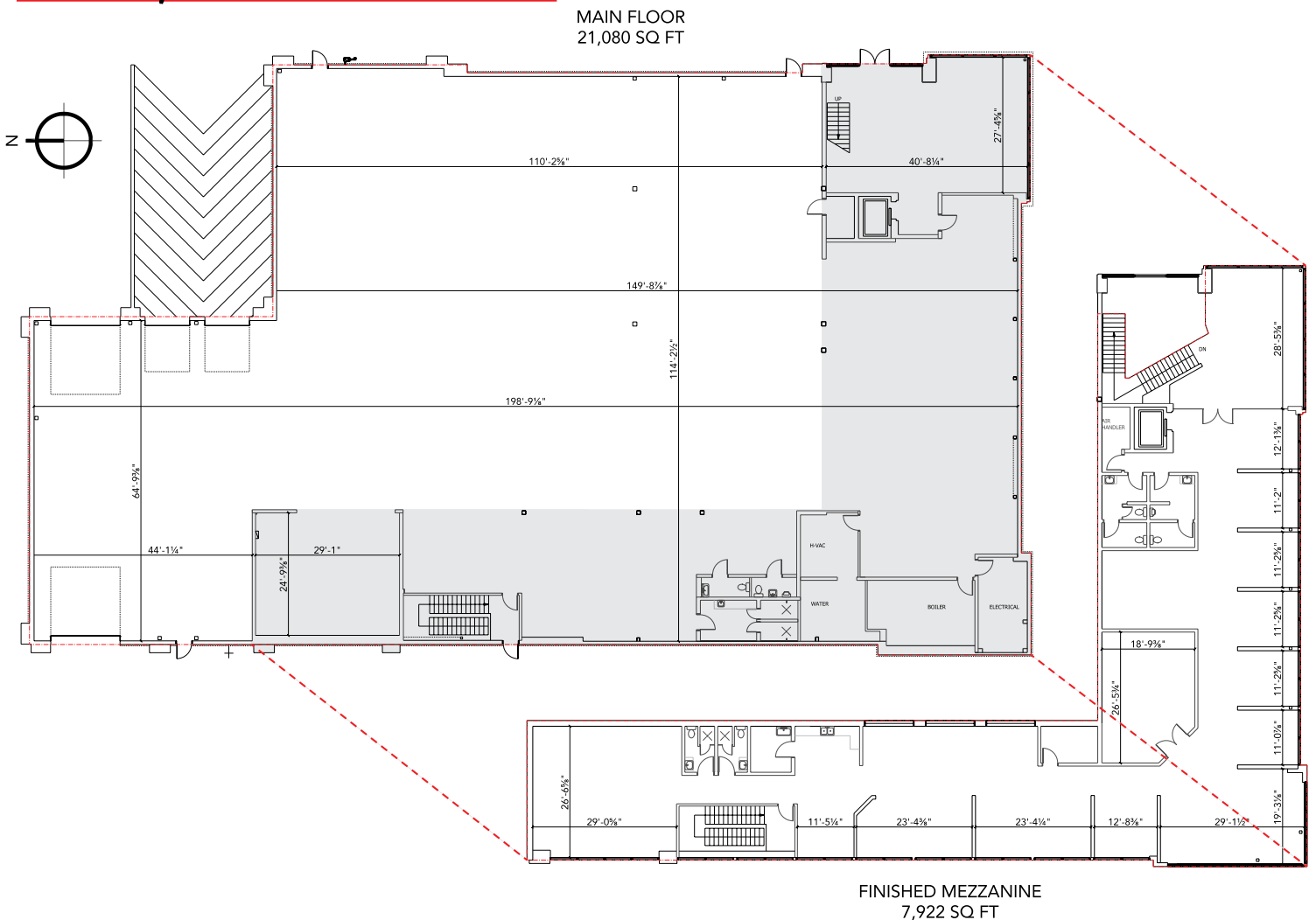
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PROPERTY *Information*

Address: 250007 Mountain View Trail
Legal: Plan 0310163; Block R; Lot 11
District: Rocky View County, Springbank
Zoning: B-2 (General Business)
Site Size: 1.95 acres
Yard Space: Rear storage yard;
41 paved parking stalls
Sprinklers: Yes
Building Size: Reception Area: 1,296 s.f.
2nd Floor Office: 7,922 s.f.
Shop/Warehouse: 19,784 s.f.
Total: 29,002 s.f.
Ceiling Height: 25'11" clear
Loading: 2 (14' x 14') drive-in doors (drive-thru)
2 (9' x 10') dock doors

Power: 800 amp @ 120/208 volt,
3 phase service (TBC)
Mechanical: – 5,000 cfm make-up air unit installed
– Boiler heating system includes in-floor heating (main floor)
– Geothermal cooling system
Lease Rate: Market
Op. Costs (2020 est.): Taxes: \$1.01 psf
Operating Costs: \$3.50 psf
Total: \$4.51 psf
Taxes (2020): \$29,292.02
Sale Price: \$5,000,000.00
Available: Negotiable
Sublandlord: Agar Canada Corporation
Sublease Term: Expires May 31, 2023
(longer headlease term extension available)

FLOOR *Plan*



PROPERTY *Photos*



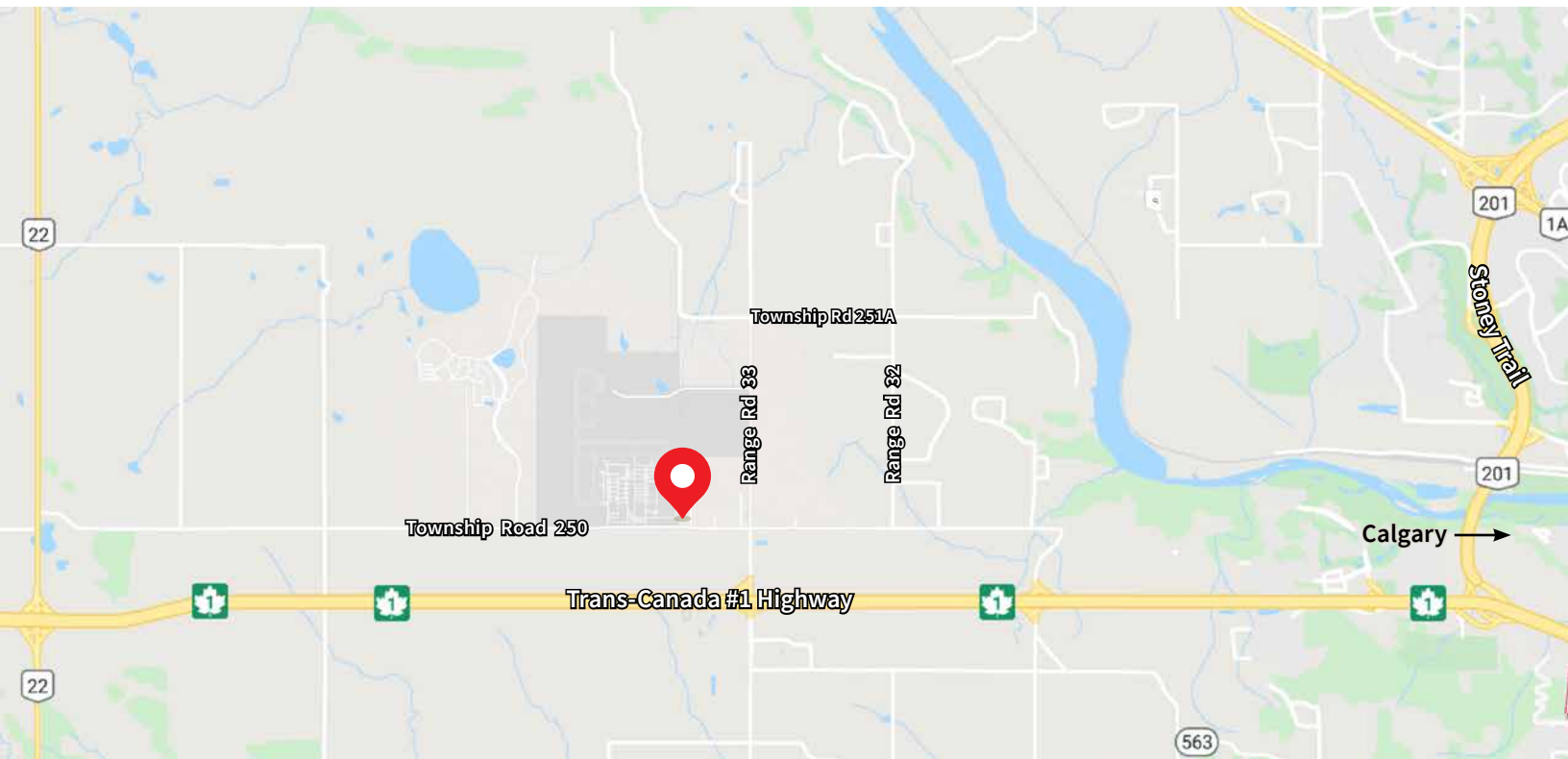
LOCATION *Map*



APPROXIMATE DISTANCES AND DRIVE TIME

✓ **To Calgary Airport:** 40 kms (30 minutes)

✓ **To Downtown:** 25 kms (15 - 20 minutes)



FOR MORE INFORMATION:

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