



For Lease

PROPERTY HIGHLIGHTS

- 25,620 s.f. available
- Well appointed office space
- Dock loading
- Active rail spur
- Landlord may consider demising
- Immediate access to major southeast thoroughfares

4155 - 75 Avenue SE

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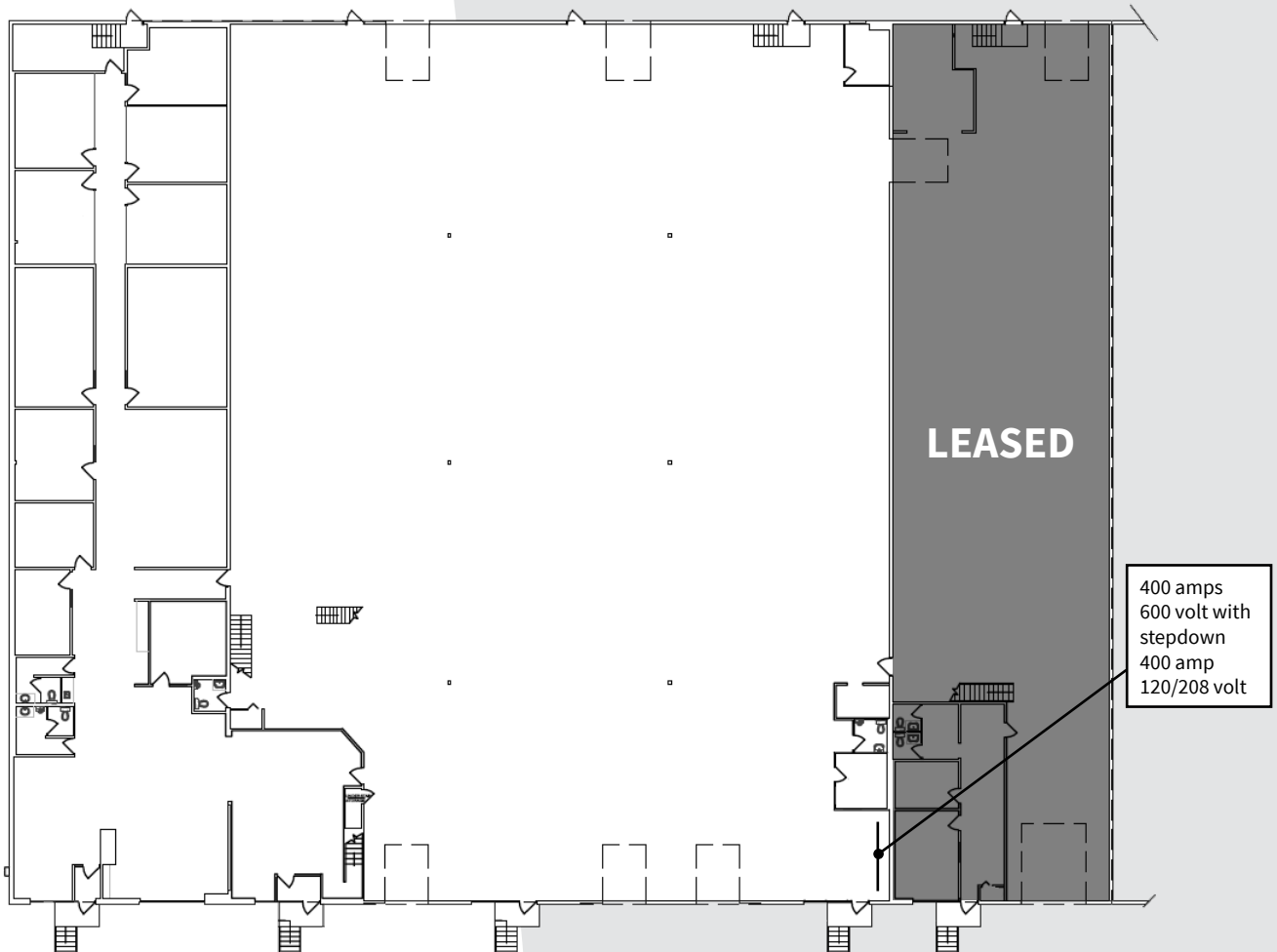


PROPERTY DETAILS

Address:	4155 - 75 Avenue SE	Loading Doors:	3 dock doors 2 rail doors
District:	Foothills	Heating:	Forced air
Zoning:	I-G (Industrial General)	Power:	400 amps 600 volt with stepdown to 400 amp 120/208 volt (TBV)
Ceiling Height:	22' clear	Available:	Immediately
Size:	Main Floor Office: 7,157 s.f. Main Floor Warehouse: 18,463 s.f. Total: 25,620 s.f.	Op. Costs (2020):	\$3.90 per s.f.
Lighting:	T5 fluorescent	Lease Rate:	Market
Sprinklers:	Class III		

FLOOR PLAN

Main Floor



AERIAL MAP



PROPERTY PHOTOS



FOR MORE INFORMATION:

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