

# Lease

## HIGHLIGHTS

- Located in Eastlake Industrial
- Great location with access to Deerfoot and Barlow Trails
- Gated rear compound area
- Zoning IG - Industrial General
- Owner will build out as required (at additional cost)

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## Property Information

Available space	4,645 sq. ft.
Ceiling height	22' clear
Power	200 amps (TBV)
Loading	1- 12' x 14' drive-in door
Occupancy	Immediate
Term	5 years
Lease Rate	\$10.00 psf
Op Costs	\$ 3.93 psf (est.)

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