

# Lease

## FEATURES

- Foothills Industrial
- Easy access to all major routes
- I-G zoning
- Freestanding building
- Option to be leased together with 7475 - 51<sup>st</sup> St. SE (shared yard)

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## Property Information

Building Size		13,609 sq. ft.
	Office	2,109 sq. ft.
	Shop	11,500 sq. ft.
Ceiling height		24' (under hook)
Cranes		2- 7 ton
Power		Total of 1,000 amp -800 amp - shop -200 amp - office 3 phase, 208 volt (TBV)
Loading		3 Drive-in doors
Occupancy		August 1 <sup>st</sup> 2010
Lease Rate		\$11.00 psf
Op Costs		TBD

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