

Cooler Building 4215 12 St NE

Calgary, Alberta



PROPERTY HIGHLIGHTS

- 38,935 SF available
- Up to 8,140 SF of office available
- 4 dock doors, 1 grade doors
- Cooler Temperature is 3°
- 0.75 Acres of yard

Site Tour Information

Site tours by appointment only

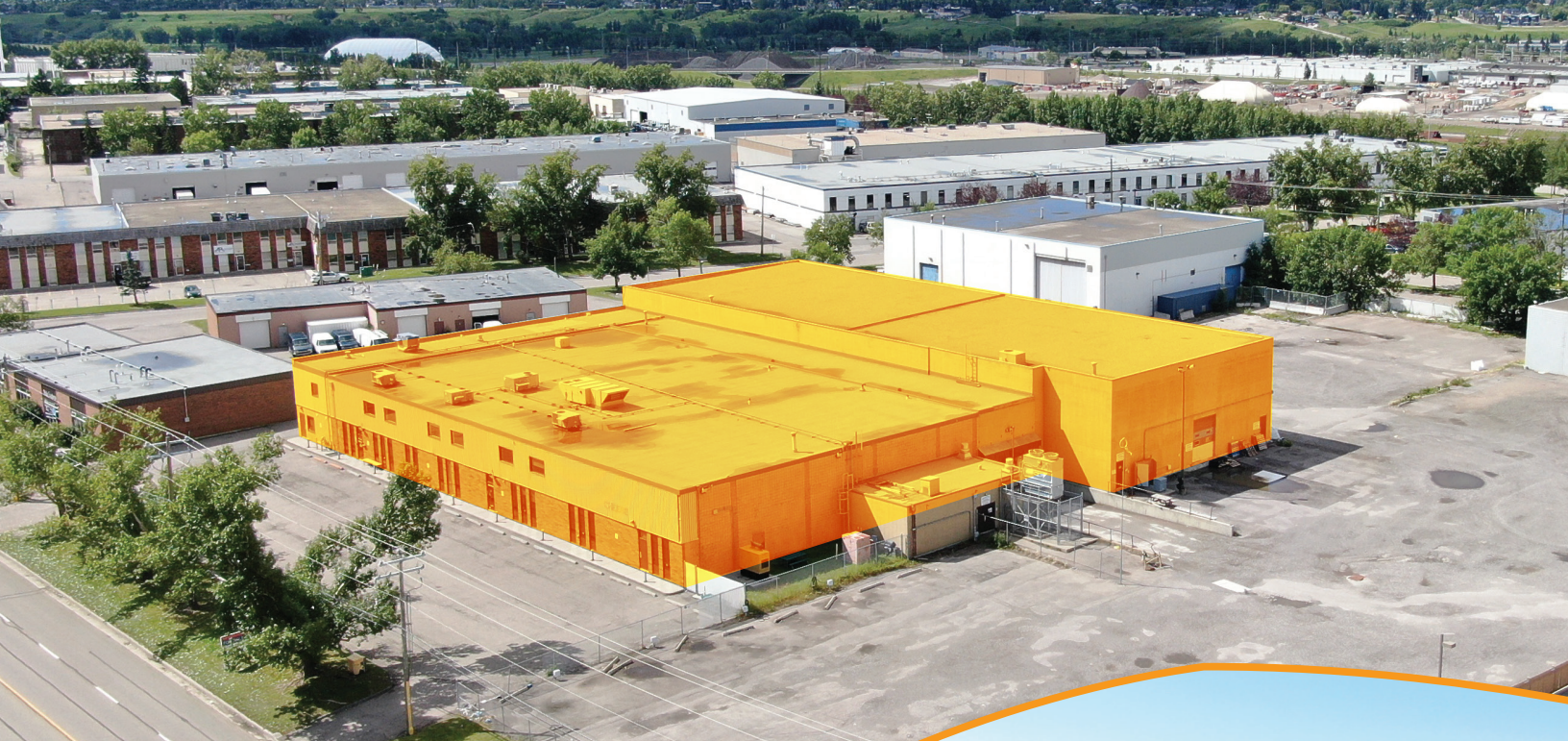
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Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6



LEASE INFORMATION

COOLER BUILDING SIZE: 38,935 SF

BASE BUILDING BASIC RENT: MARKET

ADDITIONAL RENT: \$4.75 / SF (ESTIMATE)



COOLER BUILDING

4215 12 STREET NE

BUILDING

- 8,140 SF Office
- 30,010 SF Cooler
- 785 SF Utility Space
- 0.75 Acres of yard

FEATURES

- 19' Clear
- Cooler Temperature is 3°

DOORS

- 4 doc & 1 drive-in

ELECTRICAL

- 1200 amps,
600 volt

SITE LOCATION



15 MINUTES
TO THE AIRPORT

25,000
VEHICLES DAILY
ON 42 AVENUE

11 MINUTES
TO DOWNTOWN

