

INDUSTRIAL OFFICE & WAREHOUSE OPPORTUNITY

Cooler Bldg. 4215 12 St NE / 4204 11 St NE Calgary, Alberta



COOLER BUILDING AVAILABLE FOR LEASE

4215 12 STREET NE | 4204 11 STREET NE

COOLER BUILDING | 38,935 SF SECOND BUILDING | 17,680 SF

Site Tour Information Site tours by appointment only Andrew Rudzitis | Leasing Manager 587.572.3175 | andrew@yorkrealty.ca | YORKREALTY.CA

Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue Edmonton, Alberta | T5J 3N6

THE BUILDINGS

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LEASE INFORMATION

COOLER BUILDING SIZE: 38,935 SF SECOND BUILDING SIZE: 17,680 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 dock
- 1 drive-in

ELECTRICAL

 1200 amps, 600 volt

SECOND BUILDING 4204 11 STREET NE

BUILDING

- 12,680 SF Warehouse
- 5,000 SF Office

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• 0.30 Acres of yard

FEATURES

• 29' Clear

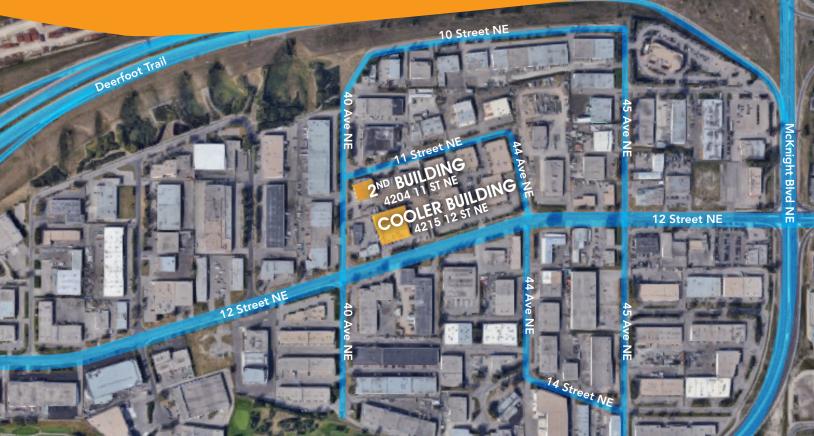
DOORS

- 1 12'x14' drive-in
- 1 13'x14' drive-in
- 1 26'x24' drive-in

ELECTRICAL

• 400 amps, 600 volt

SITE LOCATION





25,000 VEHICLES DAILY ON 42 AVENUE



