



Available For Lease

INDUSTRIAL OFFICE & WAREHOUSE OPPORTUNITY

Great Plains 7340 64 Street SE

Calgary, Alberta



GREAT PLAINS SPEC BUILDING C

3.4 ACRE LOT | 36,966 SF

Site Tour Information Site tours by appointment only

Andrew Rudzitis | Leasing Manager

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Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

THE BUILDING



LEASE INFORMATION

BASE BUILDING SIZE:

36,966 SF

BASE BUILDING BASIC RENT:

MARKET

ADDITIONAL RENT (ESTIMATE):

\$4.75 / SF



SITE

- 3.4 Acre lot
- 100mm thick paving on hot mix asphalt
- Heavy duty compacted gravel yard
- 10' concrete apron

FEATURES

- 28' Clear
- Crane Ready

ELECTRICAL

- 800 amps, 600/347 volt
- 3 phase service
- LED interior bay lighting

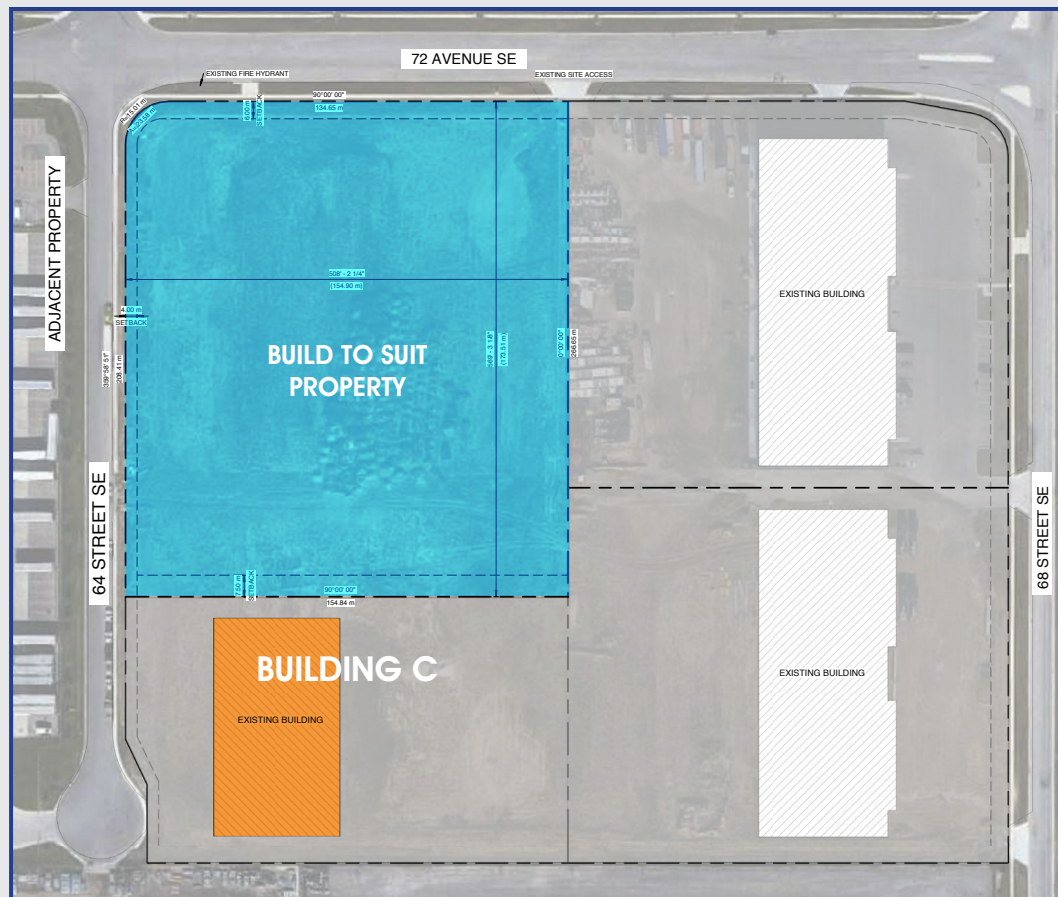
EXTERIOR LIGHTING

- 85 watt LED wall pack, refractive lens
- LED up/down lights on front of building

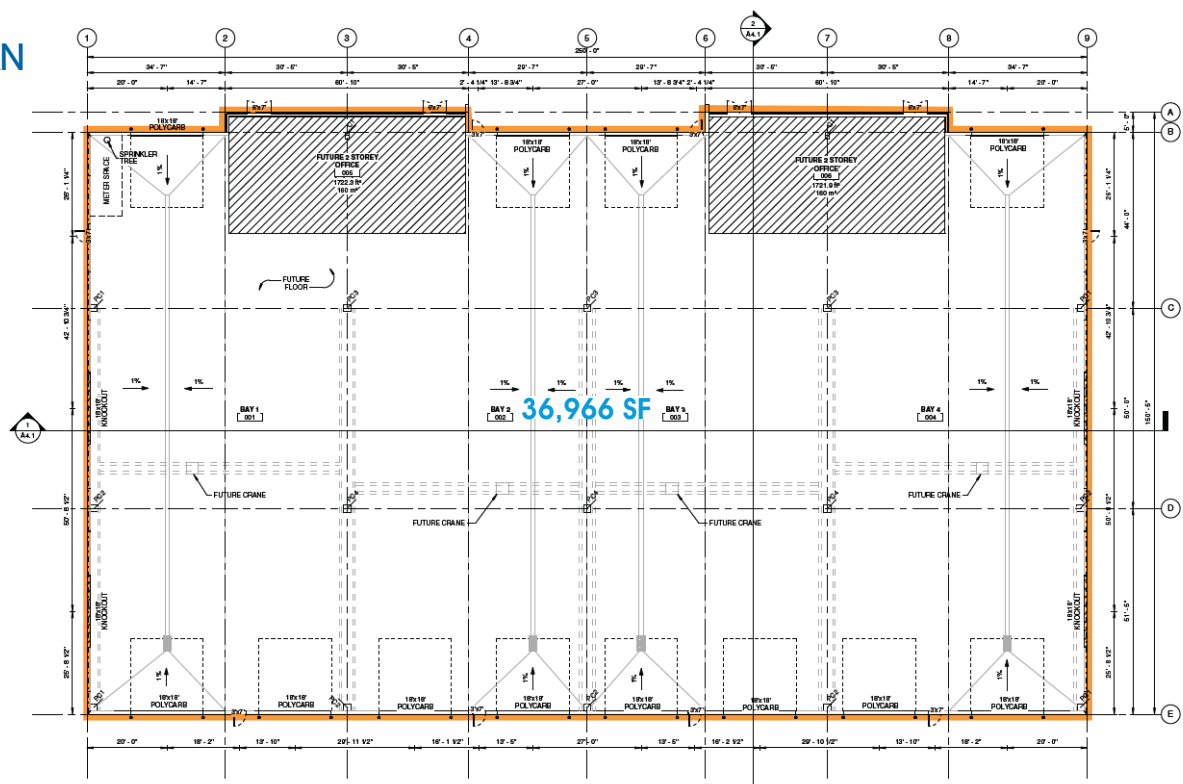
SLAB, DOORS, WALLS

- Engineered pre-cast solid and sandwich panes with power trowel finish
- 8" concrete slab
- Opal Sunshine Overhead Doors

SITE MAP



FLOOR PLAN



SITE LOCATION



27 MINUTES
TO THE AIRPORT

45,000 -
65,000
VEHICLES DAILY
ON STONEY TRAIL

18 MINUTES
TO DOWNTOWN

