



Roman
Real Estate Services

For Lease

Office/Industrial Premises



1530 McKnight Boulevard NE

- Easy access to Deerfoot Trail, Stoney Trail and Barlow Trail
- Exposure to McKnight Boulevard
- 1 Acre Site
- Availability negotiable
- Design flexibility available
- Great signage and pylon signage
- Permit in place for 15,800 s.f. building.

**For more information contact
Roman Real Estate Services
at (403) 228-6015**

#220, 221 – 62nd Ave. SE
Calgary, Alberta, T2H 0R5
Phone: (403) 228-6015
Fax: (403) 228-6025

The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy, however Roman Real Estate Services Inc. and its Agents are unable to guarantee it. All properties subject to change and/or withdrawal without notice. Prices exclude the GST.

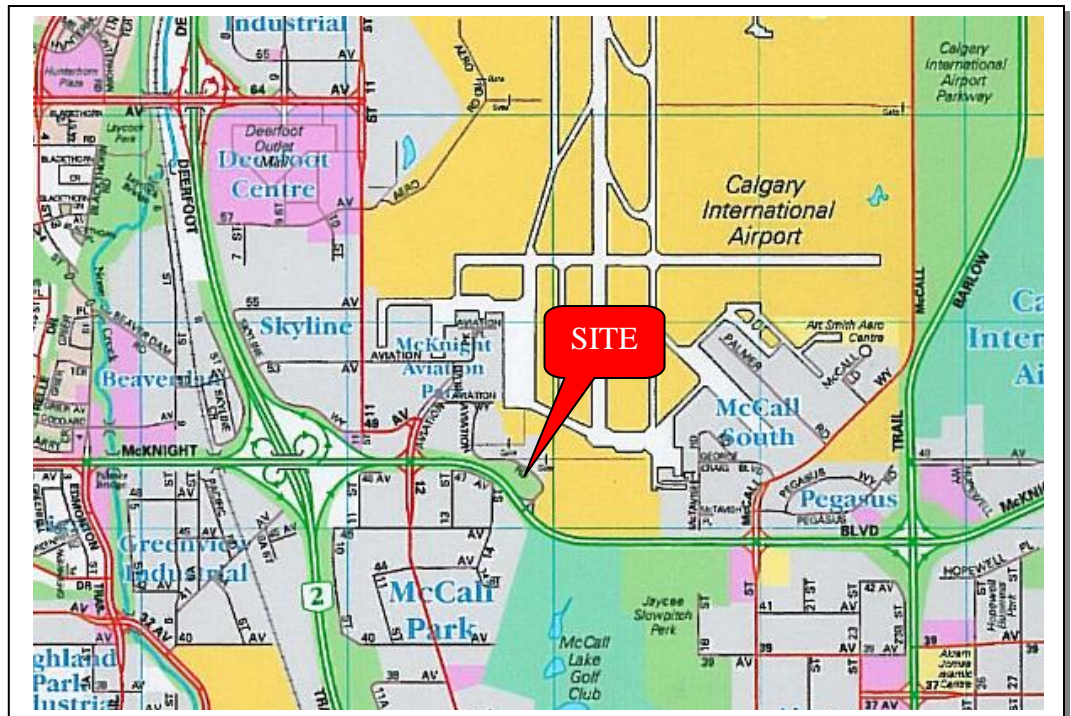


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PROPOSED PROPERTY DETAILS

Building Size	Office Size – main	2,352
	Mezzanine	2,352
	Warehouse	<u>11,096</u>
	Total	15,800 sf
Site Size	1.00 Acres	
Zoning	I-G	
Construction	Pre finished steel panel system	
Roof	Pre finished metal	
Lighting	Metal halide in warehouse (50 foot candle)	
Heating/cooling	HVAC in office / Tube infrared in warehouse	
Office	Turn key 2,352 sf office included in price	
Floors	6” - steel pin reinforced concrete	
Parking	Fully paved 40 -45 parking stalls	
Loading	3 – 10’X10’ drive in 1 – 10’ X 12’ drive in	
Ceiling Height	22’	
Power	600 amp service	
Asking Rental Rate	Market	



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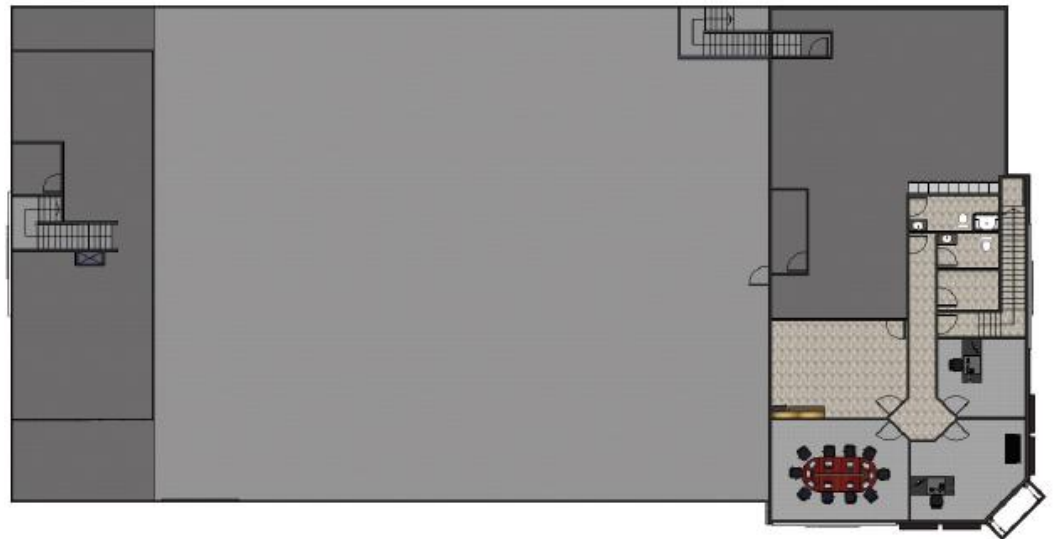
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PROPOSED PLANS



MAIN FLOOR PLAN



UPPER FLOOR PLAN

Building can be designed to specifically meet the requirements of the end user. Please call for more details.

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