



Roman
Real Estate Services

For Lease

Office/Shop with Cranes



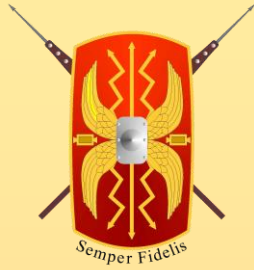
7351 – 110 Avenue SE

- Under construction
- Available Fall 2010
- 10 Tonne cranes
- Building can be subdivided into 2 bays
- Large overhead doors
- T-5 lighting in warehouse
- Abundant power available
- Potential for additional yard space

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

#165, 6223 – 2nd Street SE
Calgary, Alberta, T2H 1J5
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 (2009) Ltd. 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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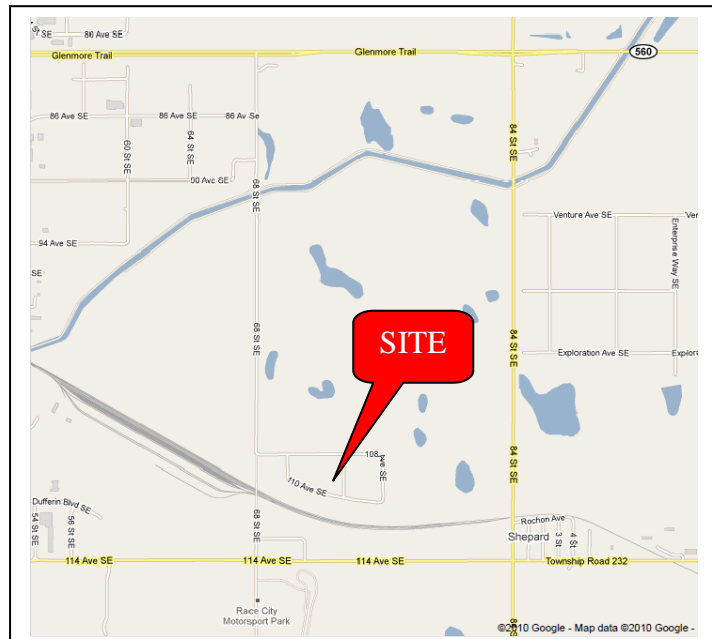
PROPERTY DETAILS

	Bay 1	Bay 2	Whole building
Office	2,327	2,327	4,654
Mezzanine	2,327	2,327	4,654
Shop	<u>12,867</u>	<u>12,867</u>	<u>25,734</u>
Total	17,521s.f.	17,521s.f.	35,042s.f.
Loading	2 – 16' x 16' Drive In per bay		
Ceiling Height	27'4" clear		
Cranes	2 – 10 tonne cranes (1-per bay) 22' hook height		
Power	3 - 200 amp 600 Volt services into whole building		
Warehouse heating	Slab heating to the perimeter of the facility with supplemental tube infrared heating		
Building	Fully metal lined Pre-Engineered building system. Office component has Polyurethane sandwich panel and glass curtain wall construction. Min R20 throughout shop.		
Site	1.85 acres		

FINANCIAL

Leasing Ask Rate	\$10.00 - \$12.00 psf
Operating Costs	Estimated \$2.25 p.s.f. TBV
Available	Fall 2010

LOCATION MAP



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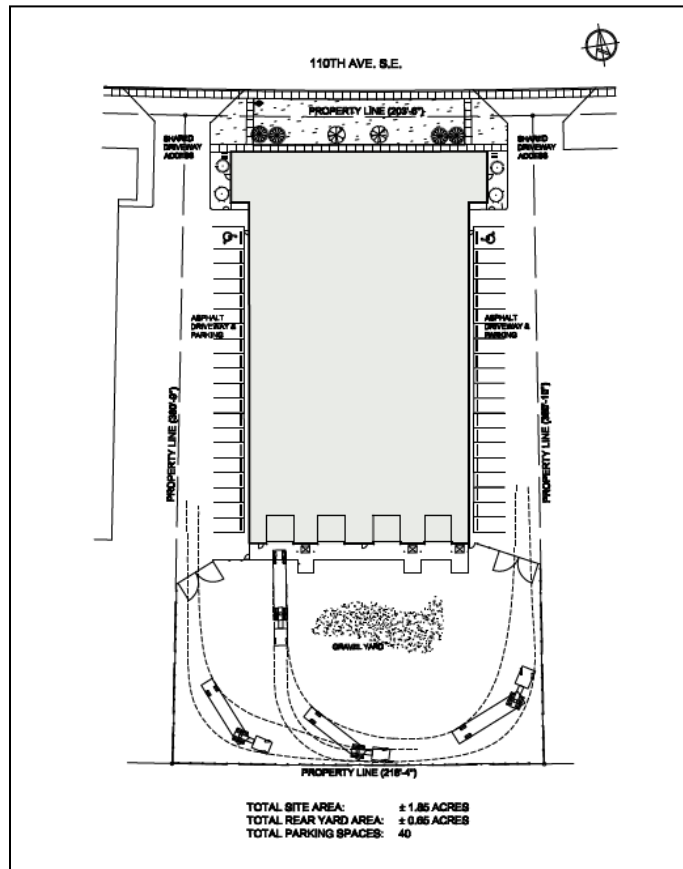


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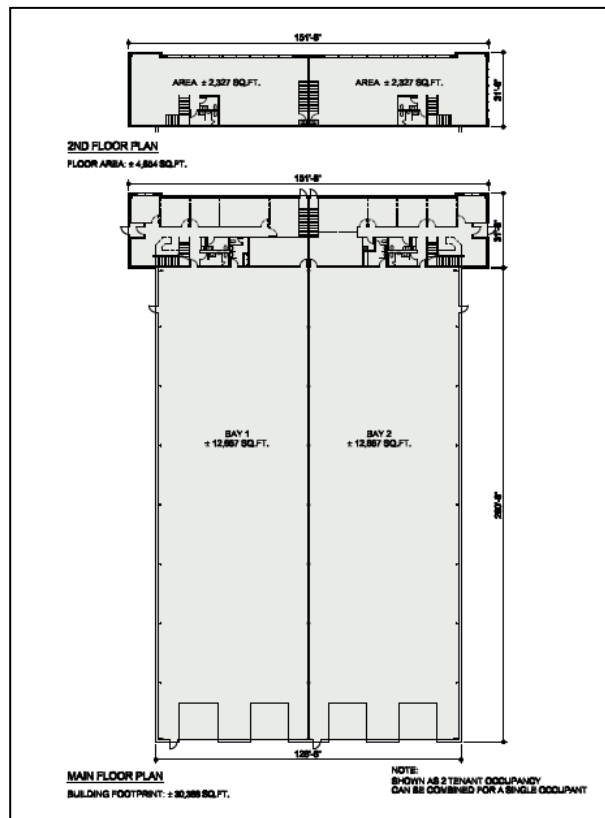
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SITE PLAN



FLOOR PLAN



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