

# **PROPERTY FEATURES**



#### **Unit Size**

Unit 102 & 103 - 1,877 SF \*\*Units can be combined Unit 109 - 1.233 SF



#### **Unit Heights**

21' - 24' clearance height, no mezzanines



#### Zoning

12- General Industrial



## Washroom

Completed 2-piece Washroom

\$20.00 per sf net

\$6.00 per sf st. NNN



#### Parking

Rent

2 stalls per unit



#### **Unit Power** 200 Amp

(120/20BV-3 Phase)



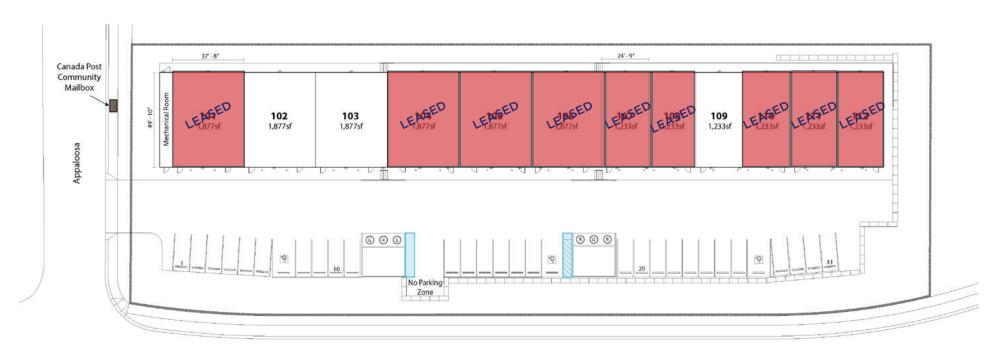
#### **Unit Heating**

Gas fired unit heater

Opportunity to lease functionally built, small bay industrial units centrally located within the new Appaloosa industrial corridor, adjacent to Sexsmith Rd. These remaining 1,233 SF and 1,877 SF units are designed with the end user in mind. The units have a minimum 21' clearance height with no obstructive mezzanines, allowing for increased vertical storage and usability. Each unit comes with a completed 2-piece washroom, gas fired heater and 16' overhead doors.







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Acad	emy	Way

Unit	Total SF	Base Rent	Triple Net	Unit	Total SF	Base Rent	Triple Net
101	1,877	LEASED	-	107	1,233	LEASED	-
102	1,877	\$20.00/sf	\$6.00/sf	108	1,233	LEASED	-
103	1,877	\$20.00/sf	\$6.00/sf	109	1,233	\$20.00/sf	\$6.00/sf
104	1,877	LEASED	-	110	1,233	LEASED	-
105	1,877	LEASED	-	111	1,233	LEASED	-
106	1,877	LEASED	-	112	1,233	LEASED	-



# Let's chat.

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