

QUARRY STATION BUSINESS CENTRE



AVAILABLE: 26,652 sf Industrial Condo Bay Building for Lease at 2354-2382 91st Avenue SE, Calgary, AB

- BUILDING:**
- Building depth: approx. 114 ft.
 - Clear height: 24 ft.
 - Door size: 12 ft. x 14 ft.
 - Power: 2,000 amps for the building (8 bays total)
 - 1,685 sf enclosed storage yard

- HIGHLIGHTS:**
- Excellent access to Glenmore and Deerfoot Trail via 24th Street SE
 - Close to nearby amenities in Quarry Park including retail and restaurant services, health and wellness practitioners, the Remington YMCA recreation facility and 2 childcare centres

PARKING: 40 surface parking stalls

OCCUPANCY: Immediately

- SERVICES:**
- City of Calgary Transit via BRT Route 302 and routes 117, 131 and 151
 - Future Green Line LRT station on 24th Street SE

RATES: \$14.00 per sf Net Rent

OPERATING COSTS & TAXES: \$8.76 per sf budgeted for 2022