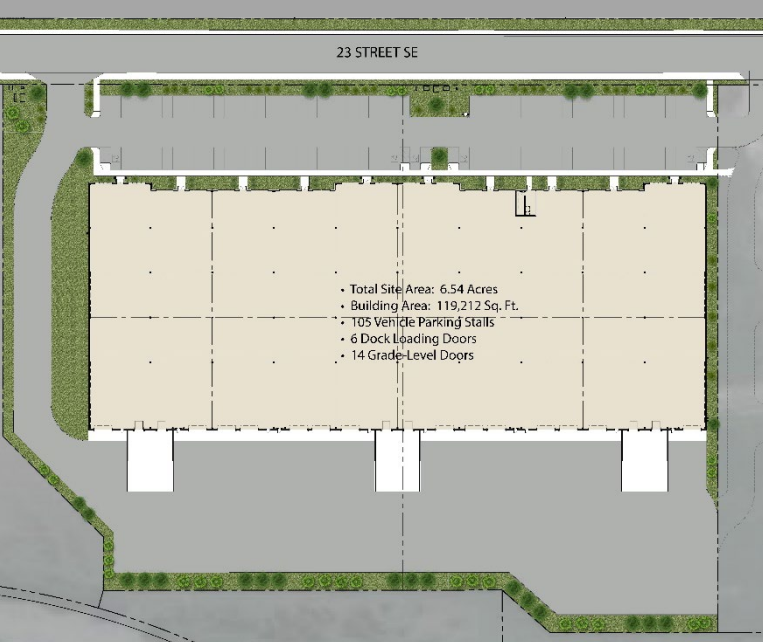


QUARRY STATION



AVAILABLE: 119,212 sq. ft. Warehouse Space for Lease, located on 23rd Street SE, Calgary, AB

BUILDING SIZE: 119,212 sq. ft. total

- HIGHLIGHTS:**
- Convenient access from Glenmore Trail and Deerfoot Trail via 24th Street SE
 - 20 overhead doors (6 dock loading doors & 14 grade-level doors)
 - 28' clear height
 - Within easy walking distance of the future Green Line LRT station in Quarry Park
 - Adjacent to Esso gas station and A&W
 - 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
 - Zoning: DCD (Direct Control District)

PARKING: 105 vehicle parking stalls

OCCUPANCY: Nov. 2022

- SERVICES:**
- City of Calgary Transit via BRT #302 and routes 131, 117 & 151
 - Future Quarry Park Green Line LRT

NET RENT: Market rates

OPERATING COSTS & TAXES: \$4.93 budgeted for 2022