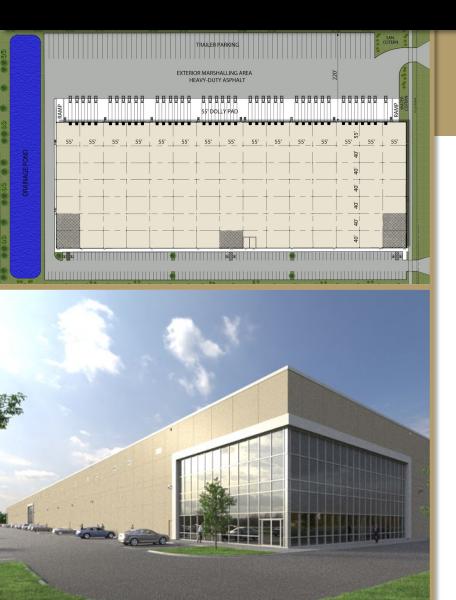
FRONTIER WAREHOUSE



AVAILABLE: 256,461 sq. ft. Warehouse Space for Lease in Frontier Industrial Park, Frontier Road SE, Calgary

BUILDING: ± 244,944 sq. ft. on Main Floor

- ± 11,517 sq. ft. on Second Level
- HIGHLIGHTS: Convenient access from Peigan Trail and Stoney Trail SE
 - 825' long x 295' deep overall structural grid
 - 40' x 55' bays
 - 55' x 55' marshalling bay
 - 42 dock doors & 2 overhead doors
 - 210' marshalling area
 - 55' deep concrete dolly pad
 - 36' clear U/S structure
 - 13.8 acres in total (drainage pond 1.2 acres)
 - Well landscaped, septic system in the landscaping
- **PARKING:** 187 vehicle parking stalls; 68 trailer parking stalls
- **OCCUPANCY:** Q3 2023
 - NET RENT: Market rates
- OPERATING COSTS \$3.04 budgeted for 2023 & TAXES:

