For Lease

Warehouse & Office

610 Aero Link & 250 Aero Drive
Calgary, AB

DEVELOPED BY:

ASCENDANT COMMERCIAL

Property Hightlights

- New multi-tenant buildings
- Trailer parking available
- Ample onsite triple and double row parking
- Easy access to Calgary International Airport (YYC)
- Dock and drive in loading
- Large truck marshalling area
- Office build to suit

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PROPERTY *Information*

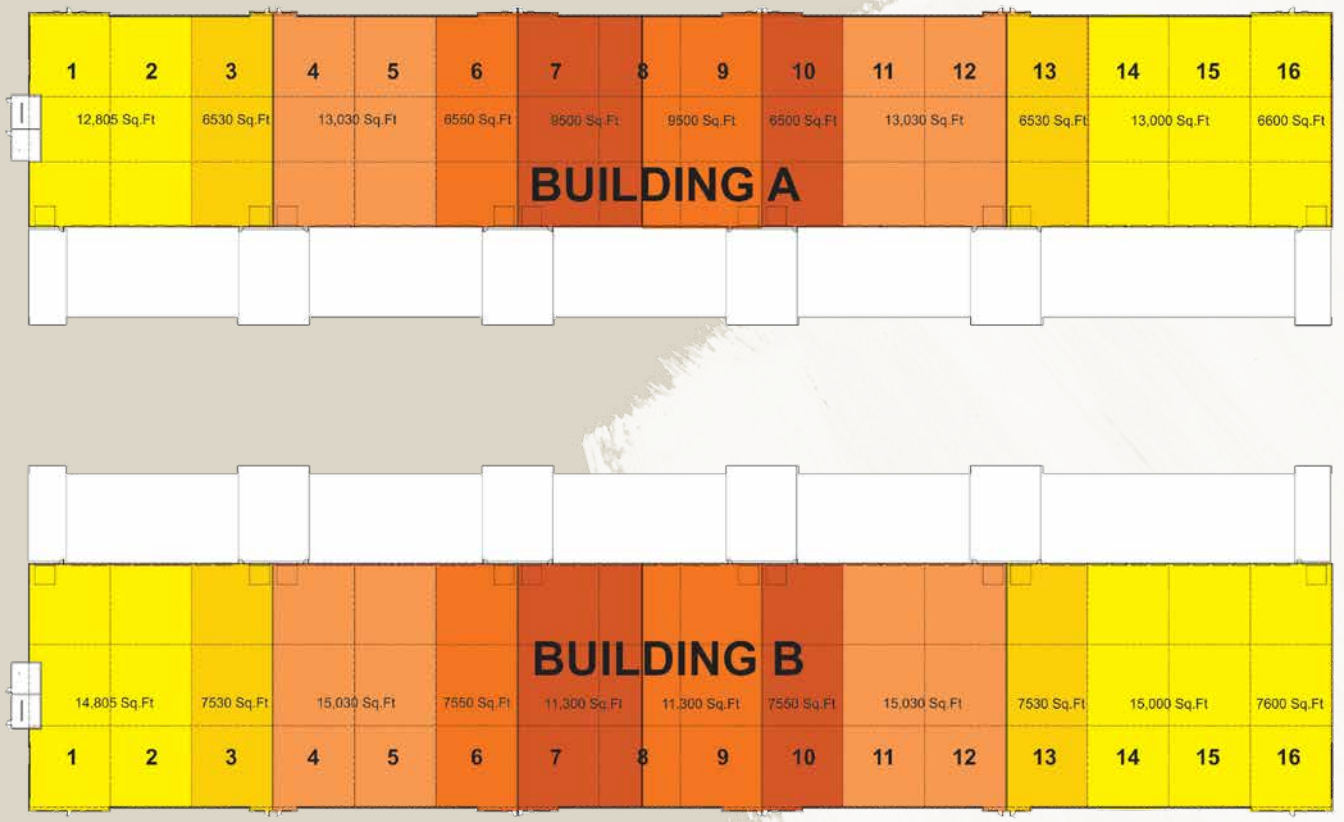
250 Aero Drive NE

District:	Airport	**Sprinklers:**	ESFR
Zoning:	S-CRI (Airport Light Industrial)	**Dock Levelers:**	35,000 lbs 6'x8' serco manual
Size:	104,985 s.f.	**Door Sizes:**	44 (9' x 10') OH dock doors 10 (12' x 12') OH drive-in doors
Bay Size:	6,305 - 6,600 s.f.	**Heating:**	Gas fired unit heaters in warehouse
Typical Grid:	40' x 50', 50'x 50' office grid	**Power:**	347/600 volts, 3 Phase, 4W, 2000A Main Distribution
Bay Depth:	130' - 132'	**Available:**	Fall 2020
Ceiling Height:	24'6" clear	**Op Costs:**	TBV
Truck Court:	181'5" shared truck court 65 trailer stalls available	**Rent:**	Market

610 Aero Link NE

District:	Airport	**Sprinklers:**	ESFR
Zoning:	S-CRI (Airport Light Industrial)	**Dock Levelers:**	35,000 lbs 6'x8' serco manual
Size:	120,985 s.f.	**Door Sizes:**	44 (9' x 10') OH dock doors 10 (12' x 12') OH drive-in doors
Bay Size:	7,305 - 7,600 s.f.	**Heating:**	Gas fired unit heaters in warehouse
Typical Grid:	50'x 50'	**Power:**	347/600 volts, 3 Phase, 4W, 2000A Main Distribution
Bay Depth:	150' - 152'	**Available:**	Fall 2020
Ceiling Height:	24'6" clear	**Op Costs:**	TBV
Truck Court:	181'5" shared truck court 65 trailer stalls available	**Rent:**	Market

BUILDING *Plans* (Showing Potential Demising Scenarios)



SITE *Plan*

NORTH
SITE AND BUILDING PLAN
AERO DRIVE NE
AERO LINK NE
AERO WAY NE
250 Aero Drive NE
610 Aero Link NE
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
50'-0" TYP.
50'-8"
41'-0"
40'-4"
50'-0"
40'-0"
40'-0"
132'-0"
60'-0"
55'-0"
65'-3"
22'-4"
10'-10"
800'-0"
61'-0"
65'-2"
60'-4"
152'-0"
2'-0"

LOCATION *Map*

ASCENDANT COMMERCIAL

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