

# 6125 12 Street SE, Unit 2

Calgary, Alberta

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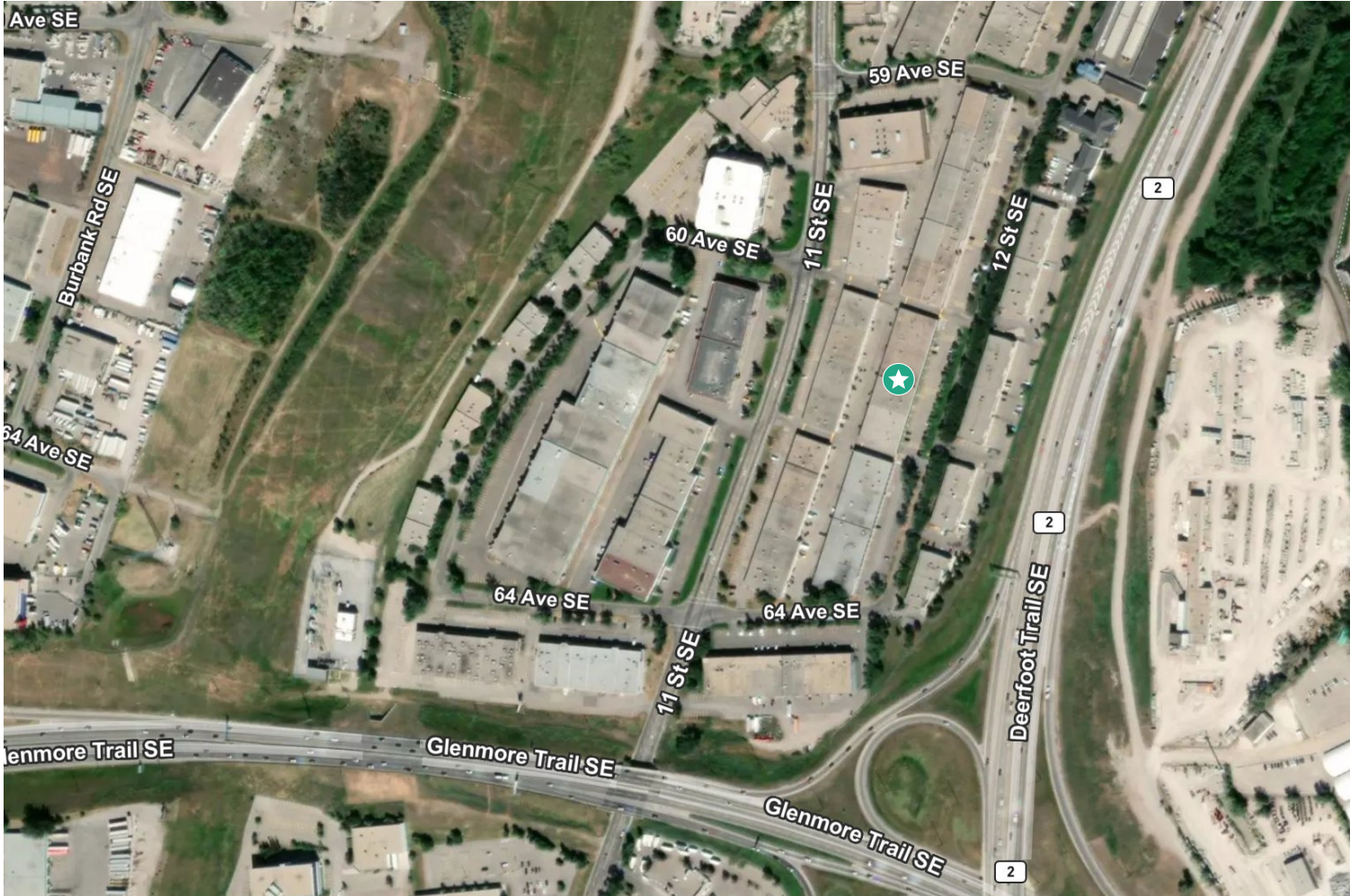
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2,943 SF Office & Warehouse Unit



# 6125 12 Street SE, Unit 2

Calgary, Alberta | T2H 2K1



Rentable Area	Office:	±1,500 SF
	Warehouse:	±1,443 SF
	Total Rentable Area:	2,943 SF

Zoning I-G (Industrial-General)

Loading 1 x Drive-in

Ceiling Height 14'

Operating Costs \$7.05 PSF

Lease Rate \$13.00 PSF

Availability Immediately

# I-G

Zoning

# \$7.05

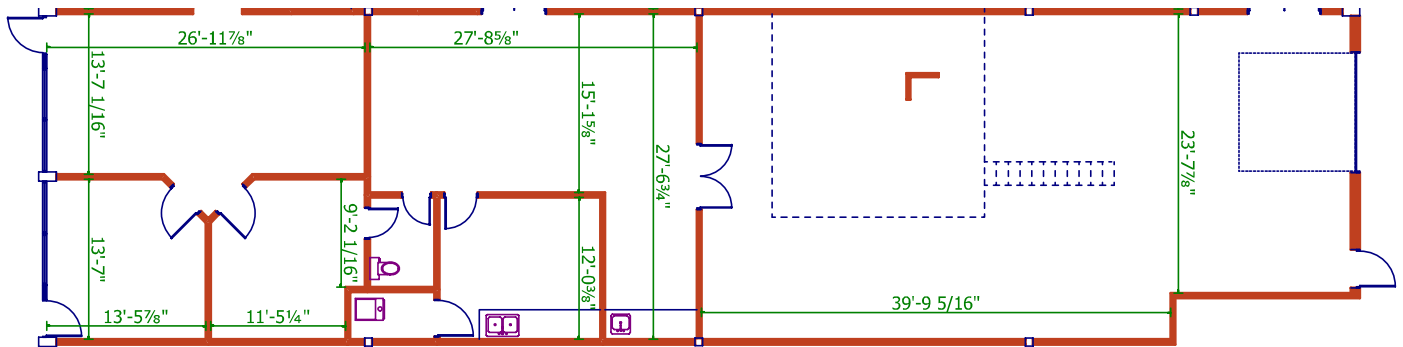
Operating Costs (PSF)

# \$13.00

Lease Rate (PSF)

## Property Highlights

- + Office layout to be reworked to accommodate tenant requirement
- + Existing lab infrastructure
- + Landlord to upgrade warehouse lighting to LED
- + Located minutes from Deerfoot Meadows Shopping Centre which offers a wide variety of employee and customer amenities
- + Ample, double row surface parking available
- + Close proximity to Glenmore Trail and Deerfoot Trail SE



## Rentable Area Breakdown

# ±1,500

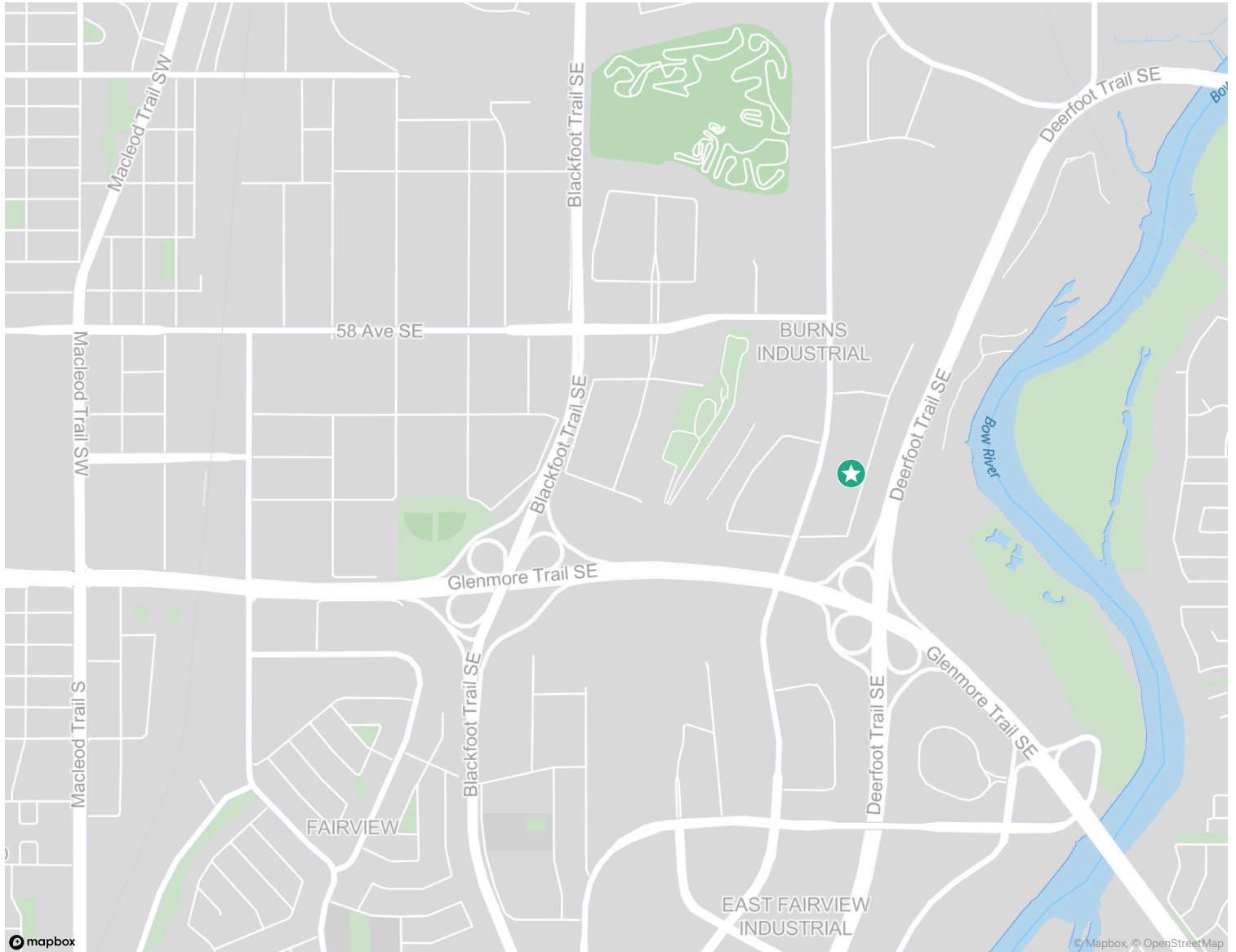
Office/Showroom (SF)

# ±1,443

Warehouse (SF)

# 2,943

Total Rentable Area (SF)



## Contact Us

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