



## **7,600SqFt Industrial Condos, up to 15,295SqFt available!**

- **Large marshalling area for loading**
- **Dock loading; ramped-to-grade can be accommodated**
- **Concrete construction; crane capable; 24 ft ceilings**
- **Private railway spur to rear freight loading (1/2 block from CN modal yard)**

### **Ideal South-Central location!**

#### **Connectivity to:**

**99 Street**

**Whitemud Drive**

**34 Avenue**

**Gateway Blvd/Calgary Trl**

**7 mins to Anthony Henday**



(780) 264 - 1063



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**Zoning: IB**  
**"Business Industrial"**

**Sizes**

4024: 7,621 SqFt

4028: 7,642 SqFt

Currently contiguous

**2024 Est. Taxes**  
 \$4.00/SqFt/Yr  
 (Unit average)

**2023 OP Costs**  
 \$1.60/SqFt/Yr  
 (incl. water)

**Sprinklers & Fire alarm**  
 Existing

24ft ceilings

**Loading Dock or**  
**Ramped to Grade**

**Gas-fired Unit Heaters**

30 x 40ft column grid  
 193 x 40ft clearspan

**Immediate Possession**

