

# SMI

COMMERCIAL  
REAL ESTATE

## INDUSTRIAL / WAREHOUSE BAY FOR LEASE

Barlow Centre  
Bay M, 4040 – 80<sup>th</sup> Avenue S.E.



- **12,260** rentable square feet
  - Net Rent: \$6.75 / sq. ft. (plus annual escalations)
- Operating Cost: \$2.32 / sq. ft. (2010 budget)
- approx. 2,500 sq. ft. office / showroom
  - 4 - 8' X 8' dock doors
- 20' clear ceiling, 100 Amp elect. service
- Exposure to Glenmore Trail and close proximity to Barlow Trail



Contact: Calgary SMI Commercial Real Estate Limited

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