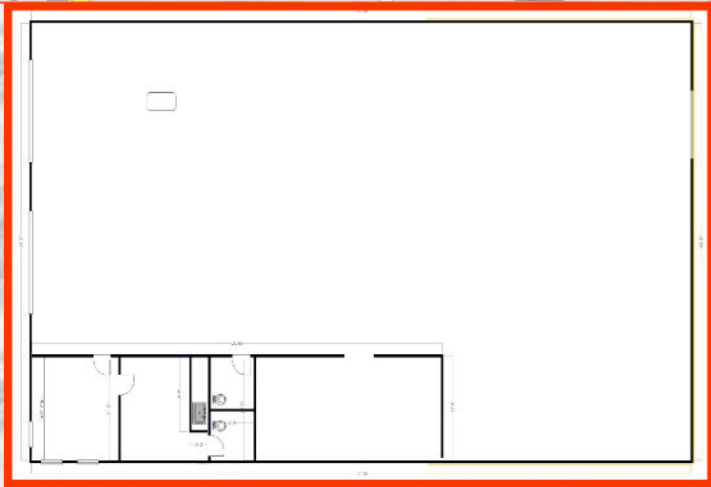


SMI

COMMERCIAL
REAL ESTATE

INDUSTRIAL BAY FOR SUB-LEASE # 4142 – 16th Street SE.



- 4,500 sq. ft.**
- **Net Rent**
\$9.50 / sq. ft.
(+ 5% / year)
- **Op. Cost**
\$3.00 / sq. ft.
(2011 budget)
- **Expires June 2014**
- **office, lunchroom, shower**
- **2 x 12w x 14h Drive-in doors**
- **1 x 8 x 8 dock door**
- **Sump drain**
- **Clear span with no interior columns**
- **18 ft clear Ceiling**
- **High efficiency Lighting**
- **200 Amps pwr, tbv**

Contact: Calgary SMI Commercial Real Estate Limited

KEN FRASER – 403-266-0779 / 861-0022; kfraser@smicommercial.com

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