



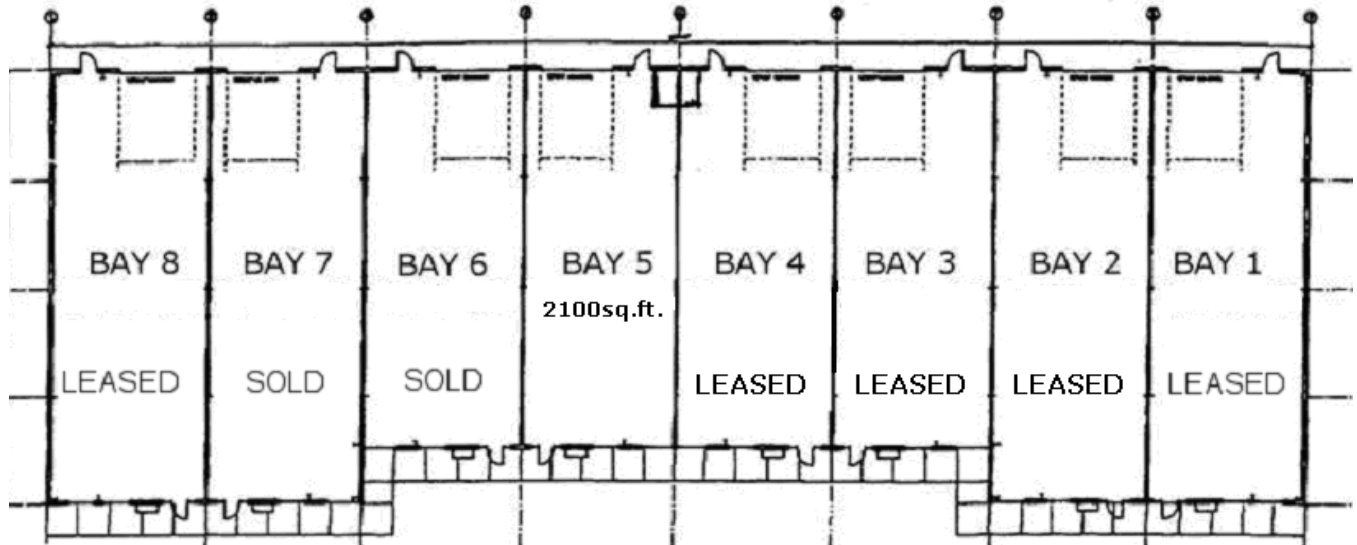
Century Centre, #203, 4807 – 50 Avenue, Red Deer, Alberta, T4N-4A5
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 Advantage Commercial is a Division of Century 21 Advantage.

INDUSTRIAL PROPERTY FOR LEASE

(INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED AS SO.)

CODE:	Kallis	ADDRESS:	Bay 5 6540-71st Street	ZONING	I1
SQ. FT.	2,100	LOT:	BLOCK:	PLAN:	
		CONDO UNIT	4	CONDO PLAN	032-1121
DIMENSIONS	Approx 70' x 30'	WASHROOMS	Roughed In	UTILITIES:	Tenant pays power and natural gas
OFFICE/AREA:	Undeveloped	NO. OF OFFICES		MEZZANINE	No
YARD:	Common	OVERHEAD DOORS:	1 - 12'x14'	SUMP:	
BASE RATE/SQ. FT.:	\$12.00	BASE RENT/MTH:	\$2,100.00	LOADING DOCK	No
EST. NNN/SQ. FT.	\$3.00	EST. NNN/MTH:	\$525.00	ESC.	
LSE TYPE (NNN/G):	NNN	TOTAL/MTH:	\$2,625.00		
KEYS:	Office	AVAILABLE:	Immediate		
NOTES	Nice bay in Johnstone Business Park. This bay has one overhead door with rear man-door, radiant heat, hi-bay fixtures and sufficient ceiling height for 2 nd floor development. The building also includes large fenced yard, common for all Tenants.				

Rear Yard: 186' Deep



Front Parking Paved and Land Scaped