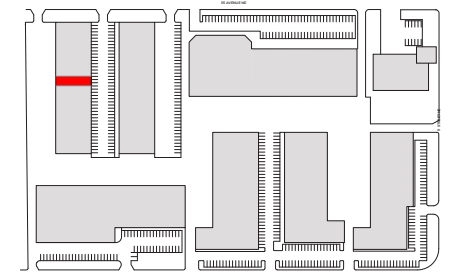
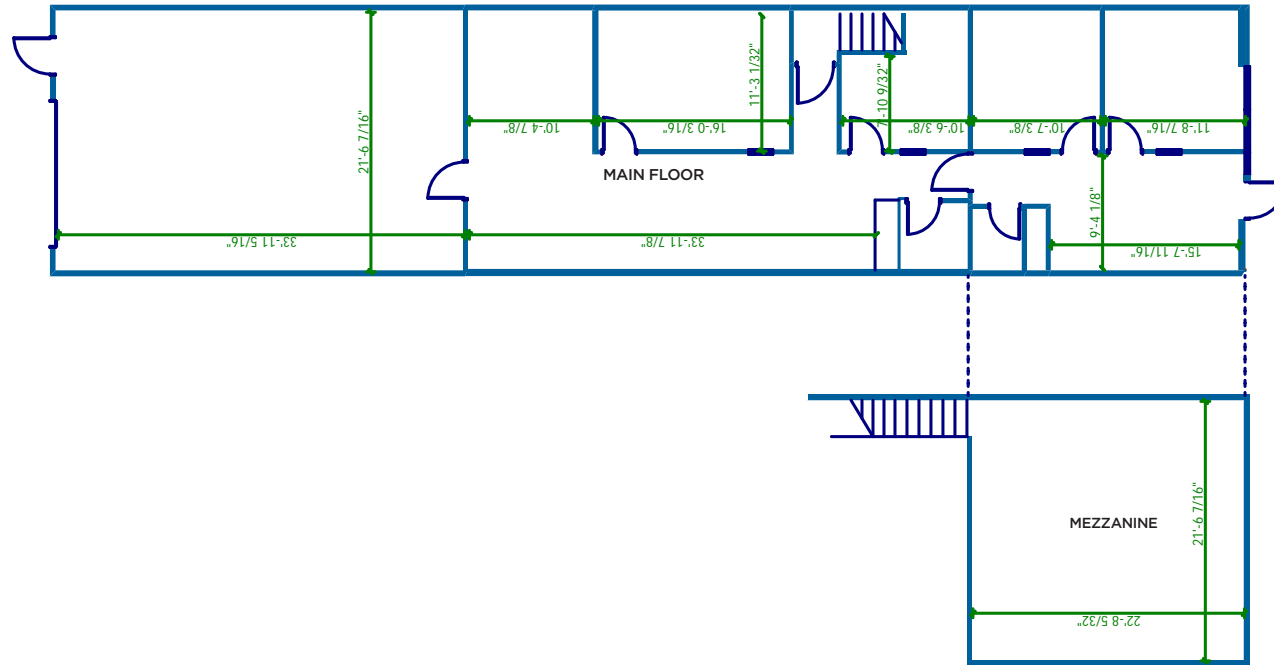


1003 - 55 AVENUE NE (BAY L)



FEATURES

- Available immediately
- Operating costs (2022): \$6.88 psf
- +/- 2,206 sq. ft. total space available
- +/- 1,500 sq. ft. of office space
- +/- 706 sq. ft. of warehouse space
- 16 ft. clear height
- 1 drive-in (12 ft. x 12 ft.)
- 100 amp (TBV)
- Small bay opportunity with drive-in loading
- Main floor office area and second floor mezzanine
- Industrial General (I-G) Zoned

1003 - 55 Avenue NE (Bay L)
Total Building Area: 74,946 sq. ft.