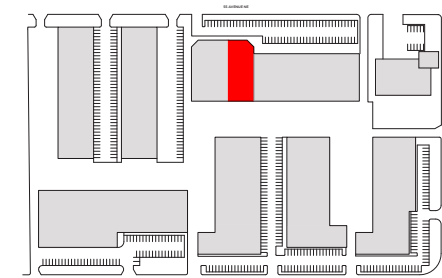


FEATURES

- Available Immediately
- Operating costs (2022): \$6.69 psf
- +/- 10,331 sq. ft. total space available
- +/- 2,092 sq. ft. of office space
- +/- 8,239 sq. ft. of warehouse space
- 21 ft. clear height
- 2 dock door (8 ft. x 10 ft.) c/w mechanical levelers
- 1 drive-in door (12 ft. x 12 ft.)
- 100 amp, 120/208V (TBV) *ability to upgrade 400A
- MUA - 12,000 CFM (TBV)
- Suitable for showroom and light industrial
- Warehouse improvements include makeup air, LED lighting, and **ESFR** sprinklers
- Quality office area consisting of lunchroom, showroom, and several private offices
- Industrial General (I-G) Zoned



1107 - 55 Avenue NE (Bay 1107)
Total Building Area: 73,863 sq. ft.