# Lease

**Bays 2 & 3, 2023 2 Ave SE**

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## HIGHLIGHTS / FEATURES

- **District:** Mayland Industrial Park
- Quick access to Deerfoot Trail, Memorial Drive and Barlow Trail
- Close to Calgary International Airport
- Close to Transit (1 block away on 19th Street)
- **Zoning:** I-G (Industrial General)
- Excellent truck loading access
- **Available:** Immediately

## PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>Area Available</th>
<th>Power:</th>
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<tbody>
<tr>
<td><strong>Bay 2</strong> 4,319 sq. ft.</td>
<td>200 amp / bay (TBV)</td>
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<tr>
<td><strong>Bay 3</strong> 4,354 sq. ft.</td>
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<td><strong>Contiguous</strong> 8,673 sq. ft.</td>
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- **Ceiling:** 18' clear
- **Loading:** Dock (2)
- **Lease Rate:** Negotiable
- **Op Costs:** $4.35 psf

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