

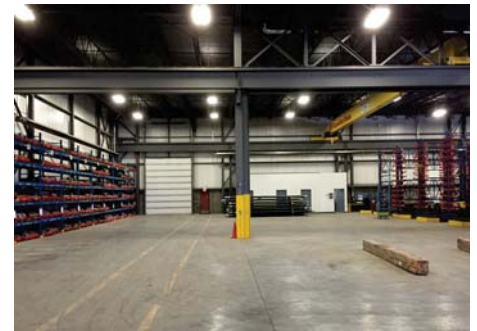
**SHORT TERM DEALS AVAILABLE  
FULL FEES TO OUTSIDE BROKERS!**



**From 32,000 Sq. Ft. Up To 89,800 Sq. Ft.  
With 3.2 Acre Yard**

**Property Highlights**

- Includes 7,800 sq. ft. built out office
- Drive through 16' x 18' grade loading overhead doors
- 3.2 acre concrete slab yard area available
- Brand new construction, built in 2013
- 20-ton crane and multiple 10-ton cranes, entire building under hook
- Premier space in Pylypow Industrial Park
- Excellent visibility on Roper Road with great access to 50<sup>th</sup> Street, 34<sup>th</sup> Street and Whitemud Drive



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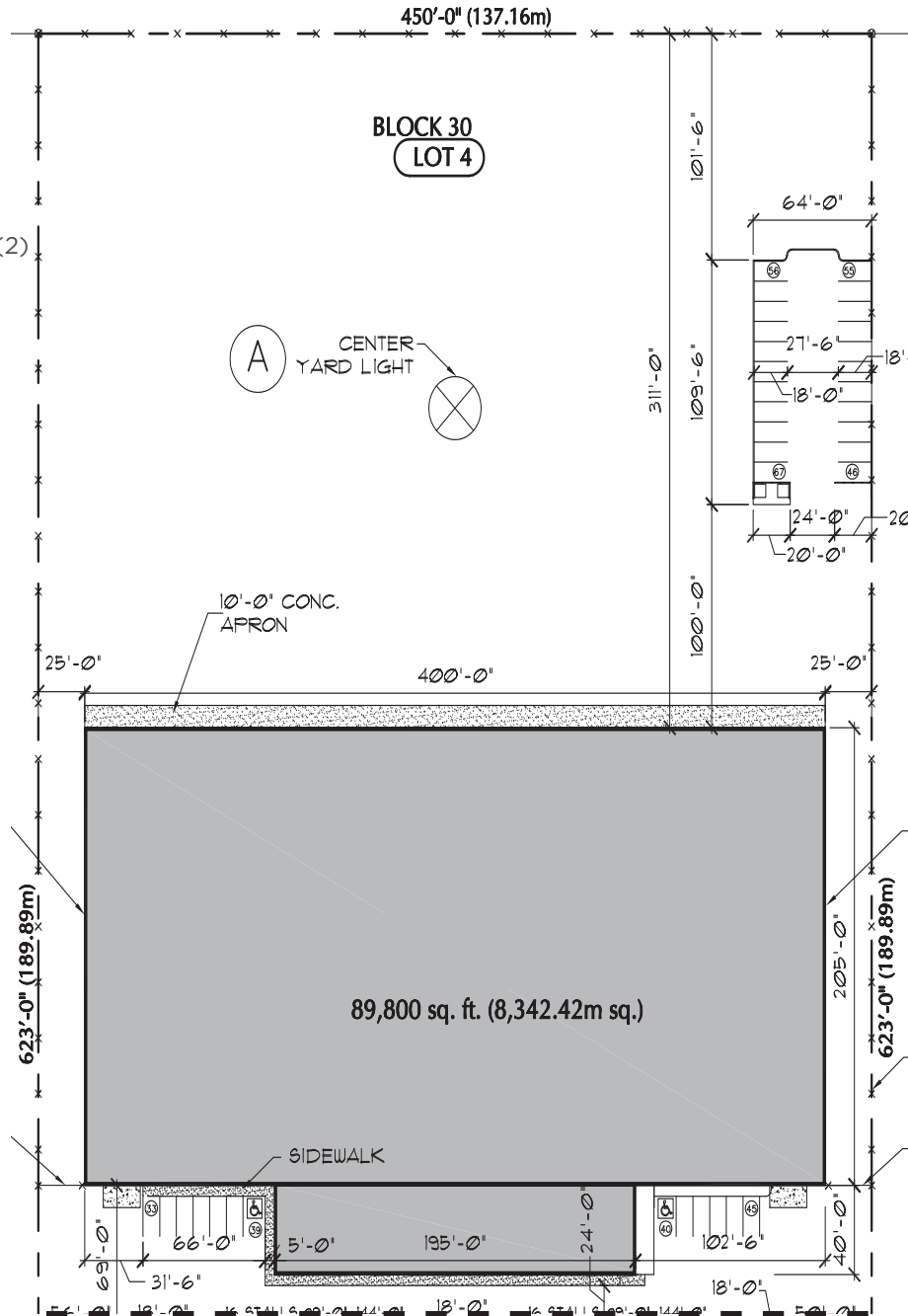
**KENNEDY MUNRO**  
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**Building Features**

<b>NEIGHBOURHOOD:</b>	Pylypow Industrial Park
<b>ZONING:</b>	IL - Light Industrial
<b>DIMENSIONS:</b>	Ten (10) bays (205' x 40')
<b>AVAILABLE:</b>	Immediately
<b>LOADING DOORS:</b>	Six (6) 16' x 18' grade loading overhead doors with two (2) drive through lanes
<b>CEILING HEIGHT:</b>	24' under hook 29.3' under truss
<b>POWER:</b>	2000 amp, 600 volt Building total (TBC)
<b>LIGHTING:</b>	T5HO
<b>FLOORS:</b>	10" reinforced concrete
<b>SPRINKLERED:</b>	Fully sprinklered
<b>SUBLEASE RENT:</b>	Market
<b>SUBLEASE YARD RENT:</b>	Market
<b>OPERATING COSTS:</b>	\$3.00 per sq. ft. (2017)

**Site Plan**



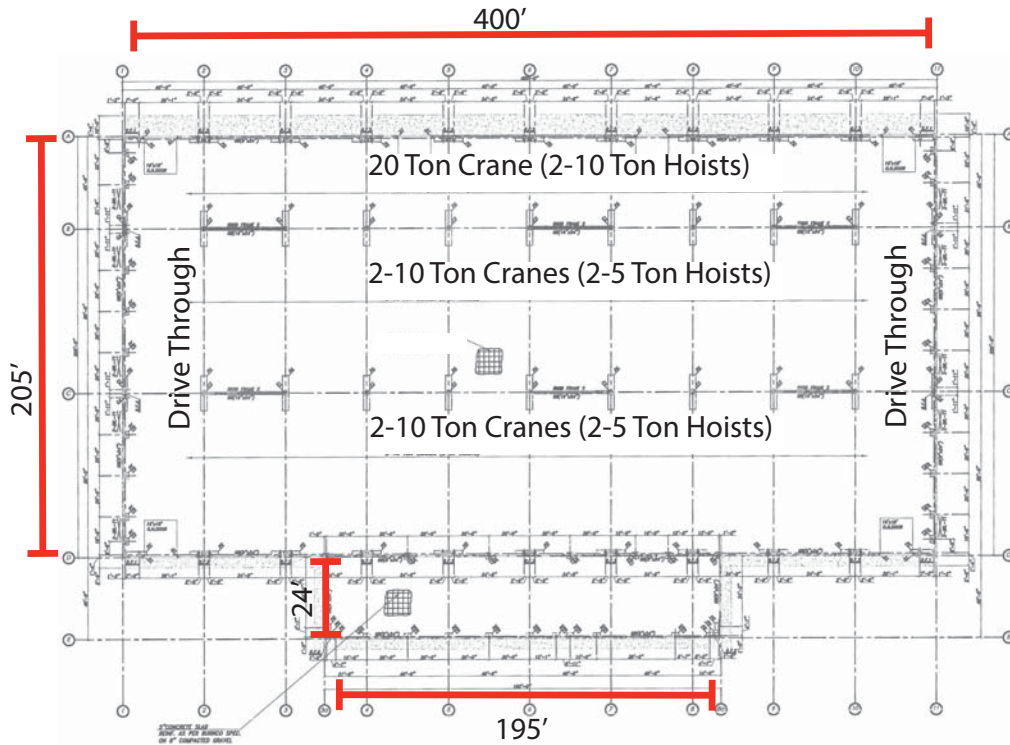
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**Building Plan**



**Warehouse**



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Aerial



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