



# For Lease

## FEATURES

FOOTHILLS INDUSTRIAL PARK  
31st Street & Glenmore Trail SE

200 AMP

AMPLE YARD SPACE/STORAGE

MAKE UP AIR (MUA)

SUMP PUMP

QUICK ACCESS TO GLENMORE TR.  
EXCELLENT INDUSTRIAL PREMISES

Legal Description:  
Plan 751LK  
Blocks 1 Lot 1

Houston Realty.ca  
839 - 24th Avenue SE  
Calgary, Alberta T2G 1P6  
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Fax: 403-245-5215  
[greg@houstonrealty.ca](mailto:greg@houstonrealty.ca)

**Bays F & G 8240 - 31 Street SE**  
***Glenmore Industrial***

## Property Highlights

Lease Premise	9,157 sq. ft.
Base Rent	\$11.00/sq. ft.
Operating Costs	5.63
Zoning	I-G
Loading	Overhead Drive-in
Ceiling	18 foot clearance

**Net Lease Rate \$11.00/sq.ft.**

[www.houstonrealty.ca](http://www.houstonrealty.ca)

# Glenmore Industrial Rent Invoice

2020

Tenant: **Available Space**  
Unit No. F & G  
Area of Leased Premises: 9,157 sq. ft.

	<b>Per Month</b>	<b>Per Sq. Ft.</b>
Base Rent	\$ 8,393.92	\$ 11.00
Sign Rent	250.00	0.33
Land Lease	500.00	0.66
Operating Costs:		
Property Taxes	2,579.22	3.38
Insurance	282.34	0.37
Repairs & Maintenance	1,098.84	1.44
Utilities	259.45	0.34
Accounting & Audit	76.31	0.10
Sub-total - Operating Costs	\$ 4,296.16	\$ 5.63
Sub-total Gross Rent	\$ 13,440.08	\$ 17.61
Add 5% Management Fee	672.00	0.88
Total Rent before GST	\$ 14,112.08	\$ 18.49
5% GST (Reg # 102405511RT0005)	705.60	
<b>Total Monthly Payment</b>	<b>\$ 14,817.68</b>	

Your monthly payment amount will be adjusted accordingly from January 2020 onwards

Glenmore Industrial c/o Houston Realty  
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