INVESTMENT SALE

31,062 SQFT WAREHOUSE & OFFICE (2 BUILDINGS)
ON 3.55 ACRES



7730 46 ST SE AND 4710 78 AVE SE

Comments

Rare industrial investment opportunity with seven tenants occupying two buildings on 3.55 acres in the Foothills Industrial Park. Flexible lease terms provide an owner occupier with an immediate opportunity as well as future growth potential.

Building 1 offers approximately 10,477 SF of warehouse space with approximately 6,859 SF of office over two floors. Building 2 includes two units which are suitable for truck servicing with approximately 8,339 SF of shop space, including drive-through bays, service pit and a trench sump along with approximately 2,479 SF of office over two floors.

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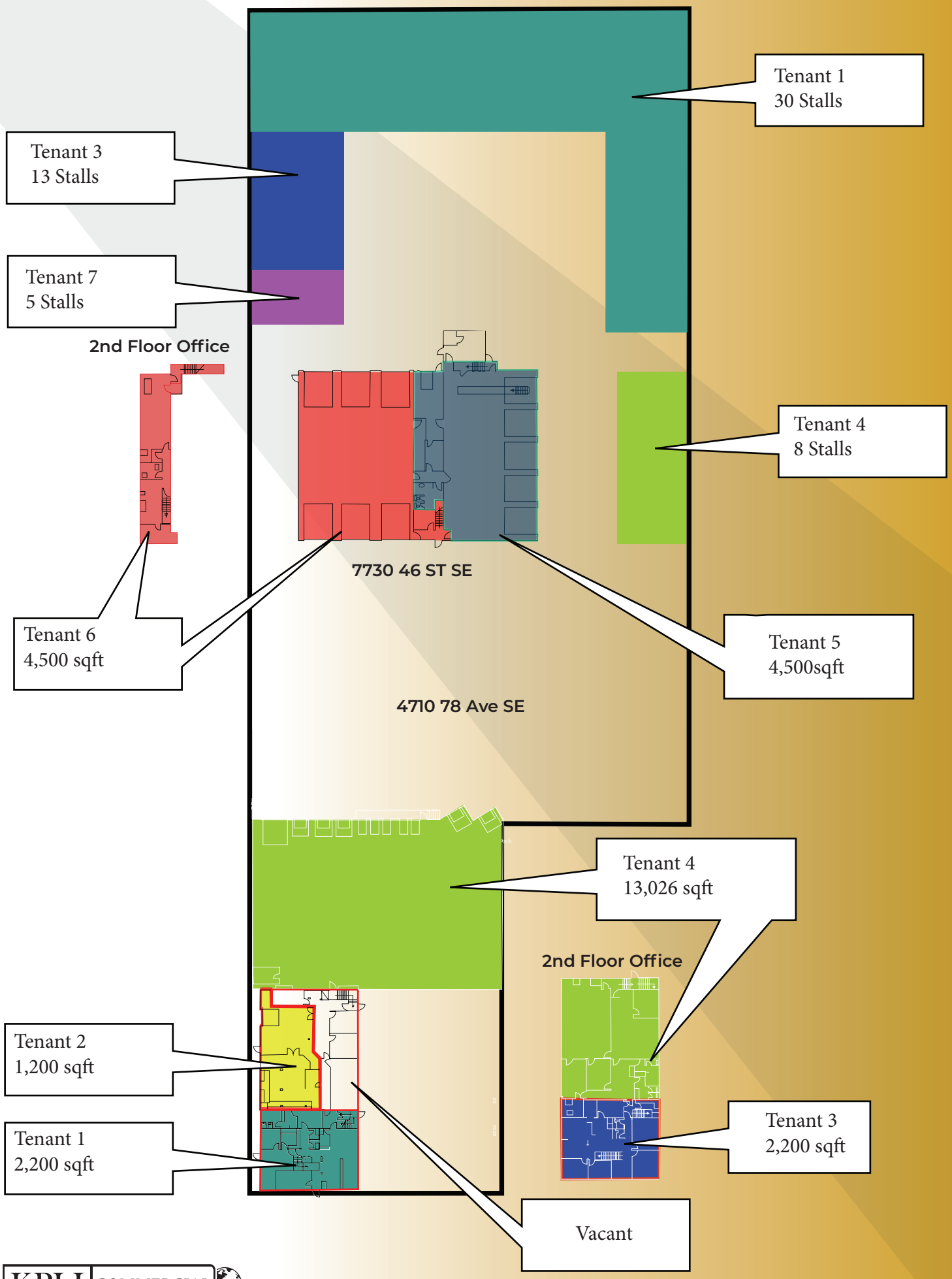
Tenant Map



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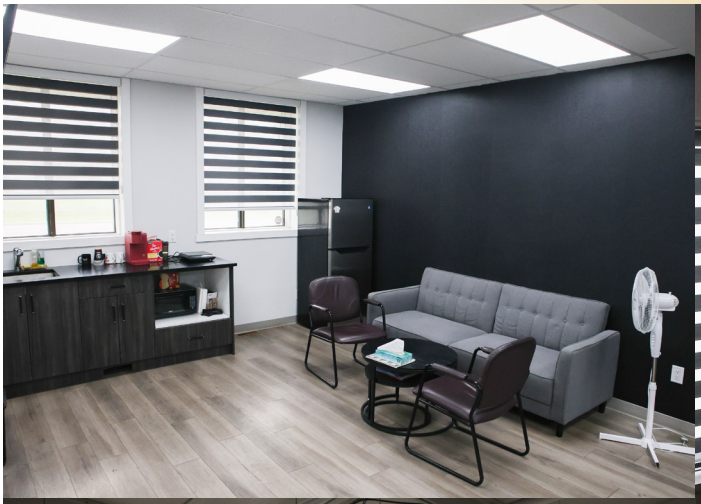
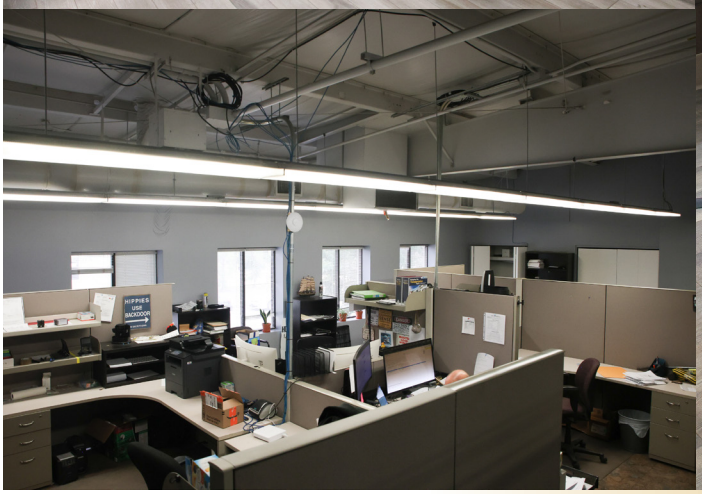
Building 1 Office







Building 1 Warehouse



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Aerial View



Map View

