

FOR LEASE
\$8.00/S F
4115 78 STREET CRESCENT



COMMERCIAL EXPERTS TEAM

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THE PROPERTY

UNIT 101, 4115 78 STREET CRES
RIVERSIDE HEAVY INDUSTRIAL

- **FOR LEASE** - 6,210 SF end unit industrial bay
- Office area includes three private offices, large boardroom, open work area, kitchen and lunchroom, two washrooms and storage area
- Small mezzanine
- Shop area includes two 14'x16' drive thru bays, a 14'x16' grade door, high bay lighting, 20' ceilings, double compartment sump and 208/120 Volt, 3-Phase power
- Fenced solid compacted yard
- Common parking available
- Lease rate is \$8.00/SF and NNN costs are estimated at \$5.00/SF for 2021





PROPERTY PHOTOS



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