

For Lease



SHOP/OFFICE WITH YARD

5152 74 AVE SE
CALGARY, ALBERTA



HIGHLIGHTS

- Clear Span Shop with fenced Yard. Shop features heavy power, overhead cranes, bright L.E.D lighting and make up air.
- Office space has reception, lunchroom and 9 private offices.
- Ideal for manufacturing, warehousing and more.
- Immediate availability

PROPERTY DESCRIPTION

Lease Rate:	Market
Operating Costs:	\$2.70 psf
Total Area:	21,300 sq. ft.
Warehouse Area:	18,900 sq. ft
Office Area:	2,400 sq. ft.
Ceiling:	31'
Yard Area:	20,000 sq. ft.

Loading:
 One 18'w x 18'h Drive In
 Two 16'w x 16'h Drive In
 One 18'w x 22'h Drive In
 One 24'w x 24'h Drive In

BUILDING DETAILS



Power

1,000 Amp
3 Phase 208 Volts



Zoning

I-G
Industrial General



Crane

Two 10 Ton Bridge
w/ Two 5 Ton Hoist



Parking

18 Stalls

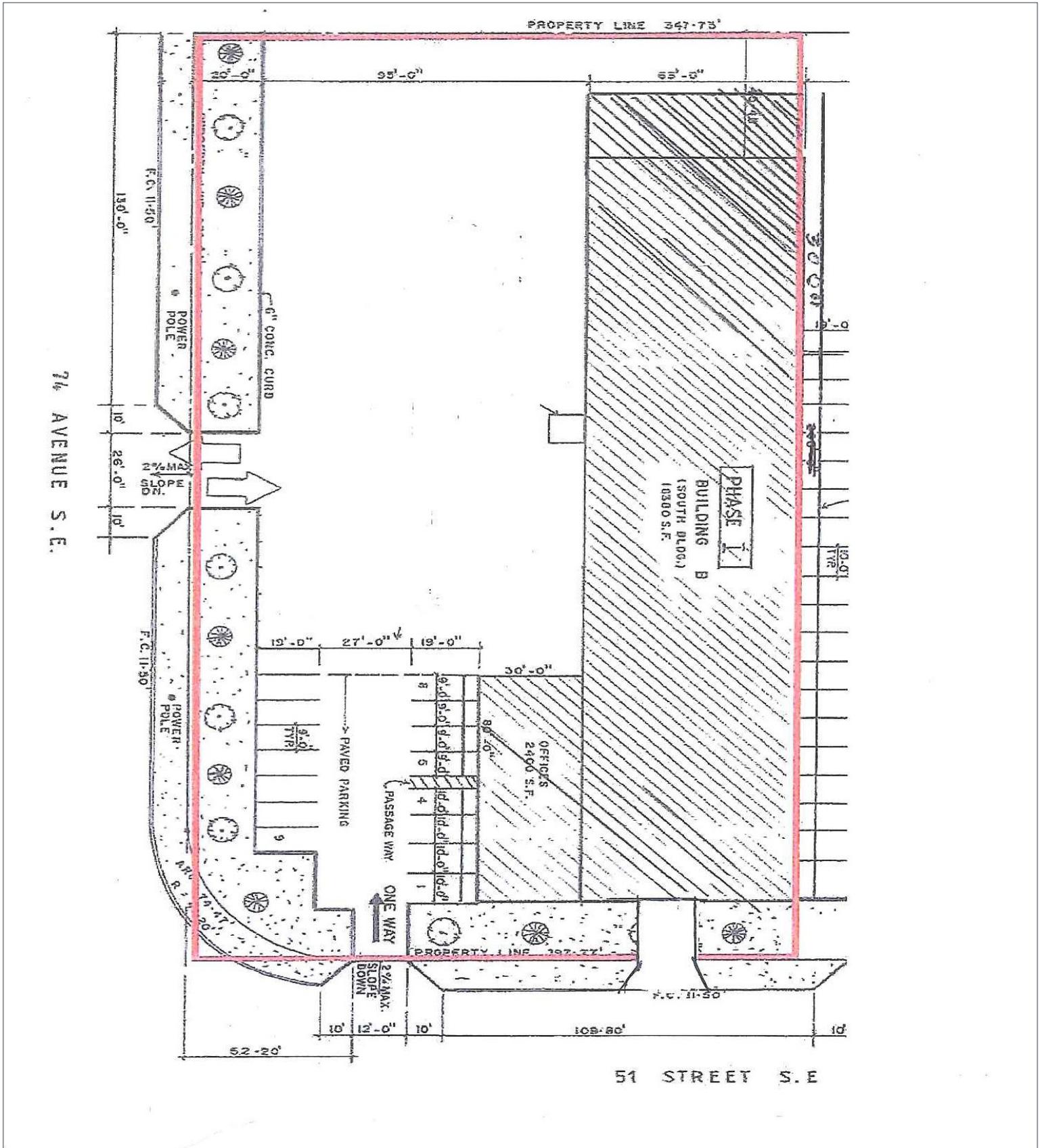
HEAD OFFICE
 Suite 300, 1324 – 11 Avenue SW
 Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
 Real Estate Solutions



SITE PLAN

5152 74 Ave SE, Calgary, Alberta

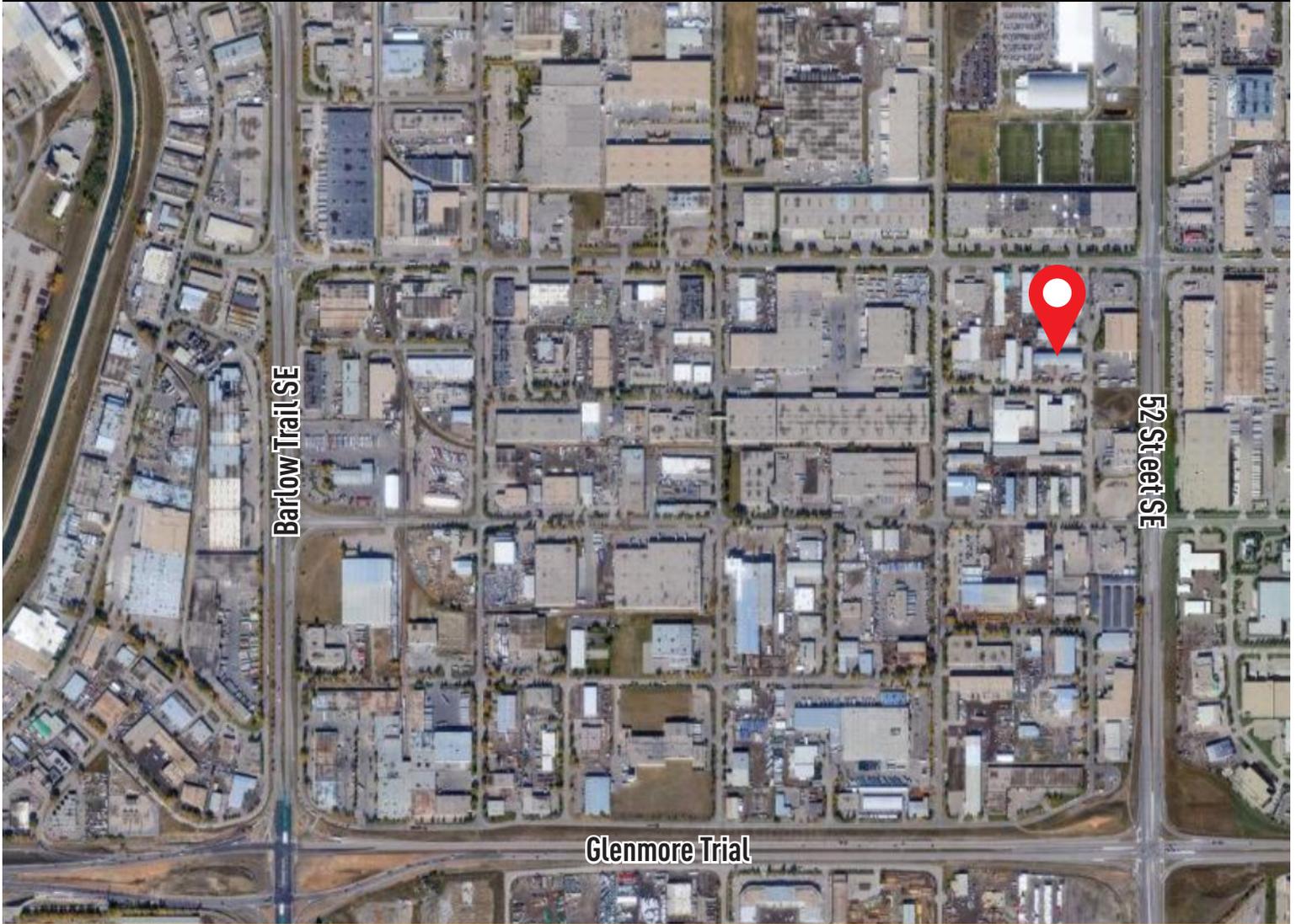


HEAD OFFICE

Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Main 403.802.6766
Toll Free 800.750.6766

LOCATION

5152 74 Ave SE, Calgary, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

Mike Blayney
Vice President, Sales & Leasing
403.969.7355
mblayney@avenuecommercial.com

Andrew Kay
Associate
403.354.3434
akay@avenuecommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.