

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

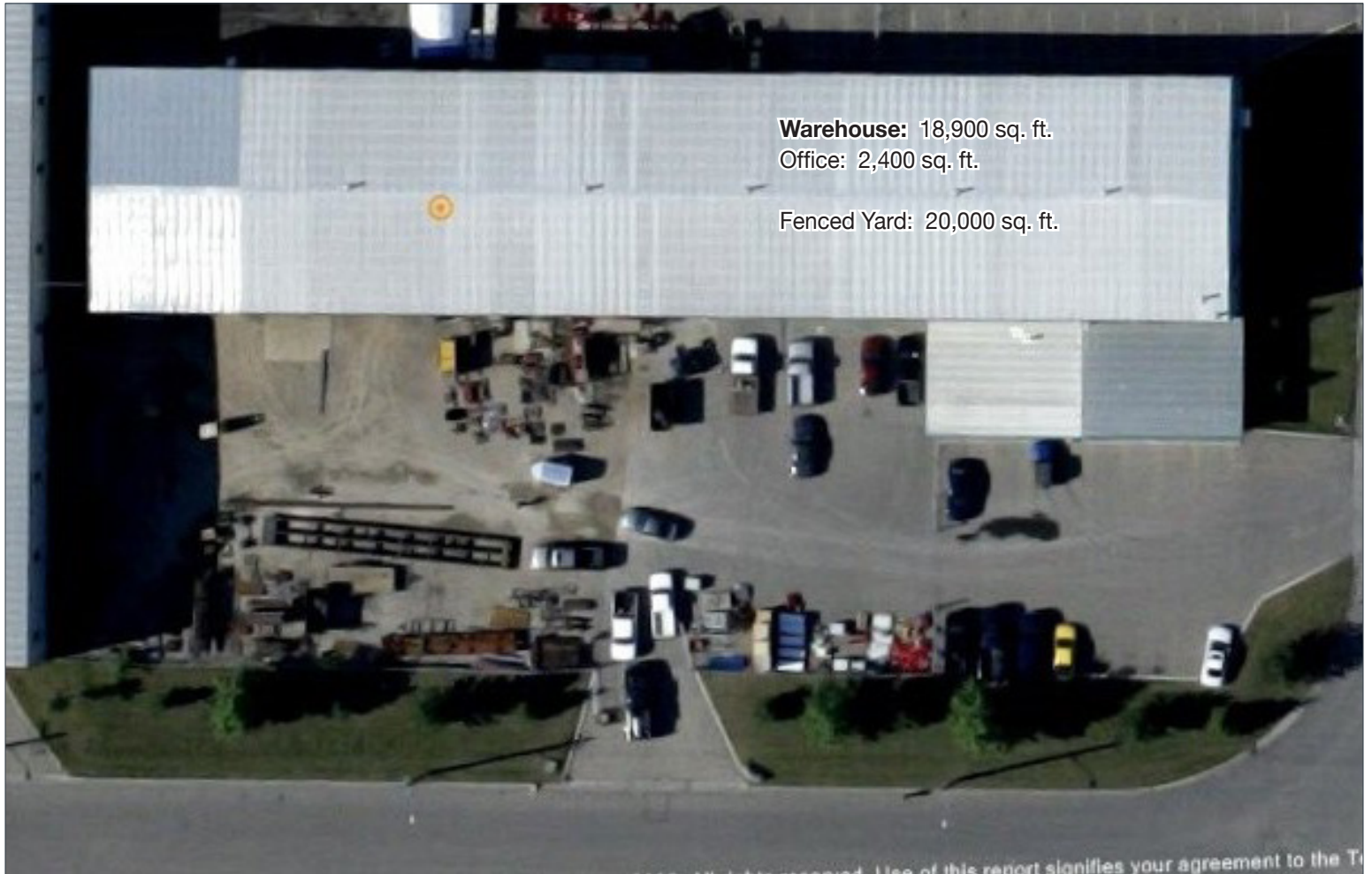
HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com



Commercial
Real Estate Solutions

PHOTOS

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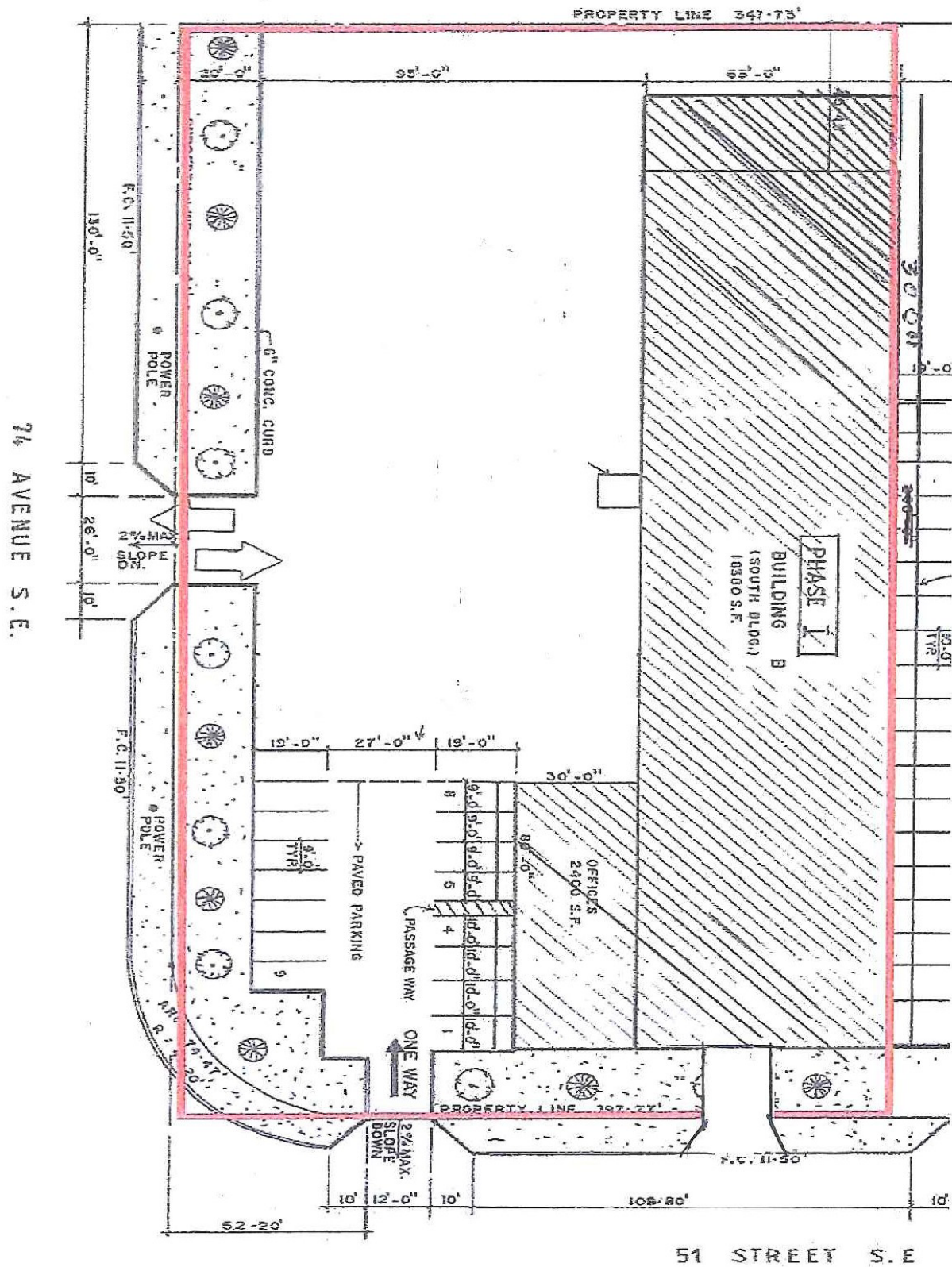
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SITE PLAN

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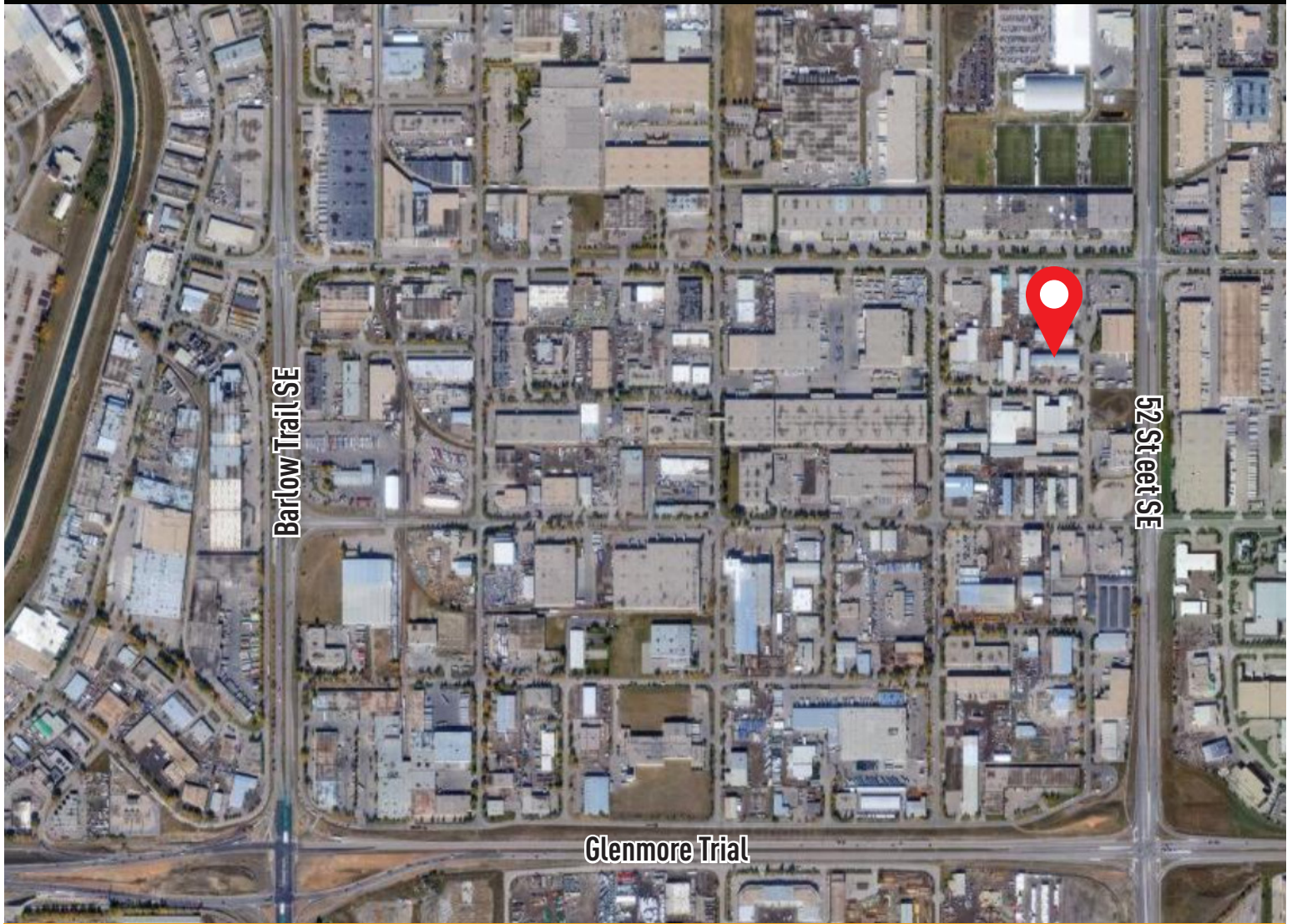
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LOCATION

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

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