



FABRICATION SHOP WITH YARD

7560 48 STREET SE
CALGARY, ALBERTA



HIGHLIGHTS

- Clear span shop with multiple overhead cranes
- Heavy power
- Freestanding building
- Ideal for fabrication
- Make up air
- L.E.D. lighting in shop

PROPERTY DESCRIPTION

Total Area:	19,420 sq. ft.
Office Area:	1,620 sq. ft.
Shop:	17,800 sq. ft.
Sublease Rate:	Please contact
Sublease Term:	Sept 30 2022 (new headlease negotiable)
Op. Costs:	\$2.73 psf est.
Possession:	October 1, 2022 (or sooner)

BUILDING DETAILS



Crane

- 1 - 5 Ton
- 1 - 7 Ton
- 1 - 10 Ton



Power

- 1,200 Amp
- 208 Volt
- 3 Phase



Loading

- 1 Drive In 20'x20'
- 1 Drive In 8'x8'
- 2 Drive In 18'x18'



Ceiling

- 24' Clear
- (18' under hook)

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
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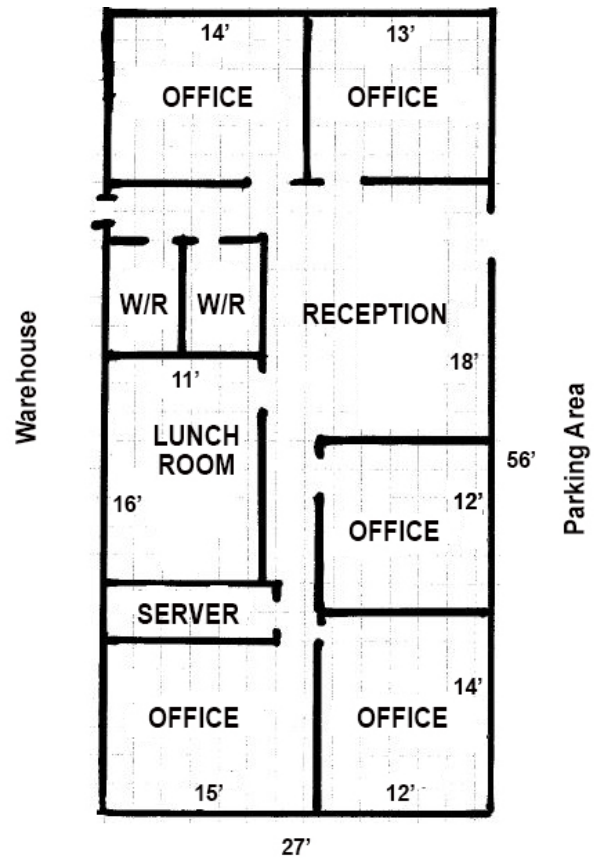
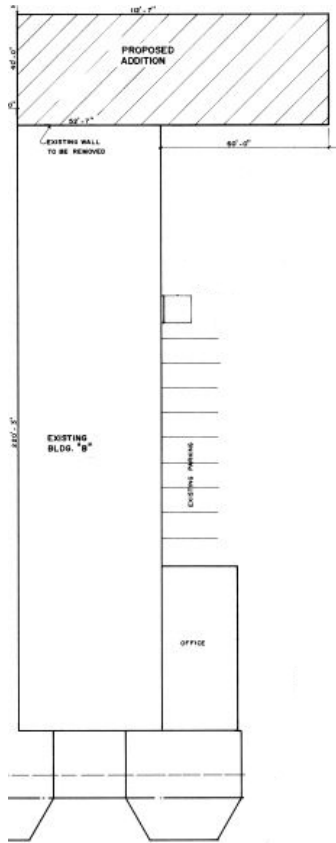
PHOTOS

7560 48 Street SE, Calgary, Alberta



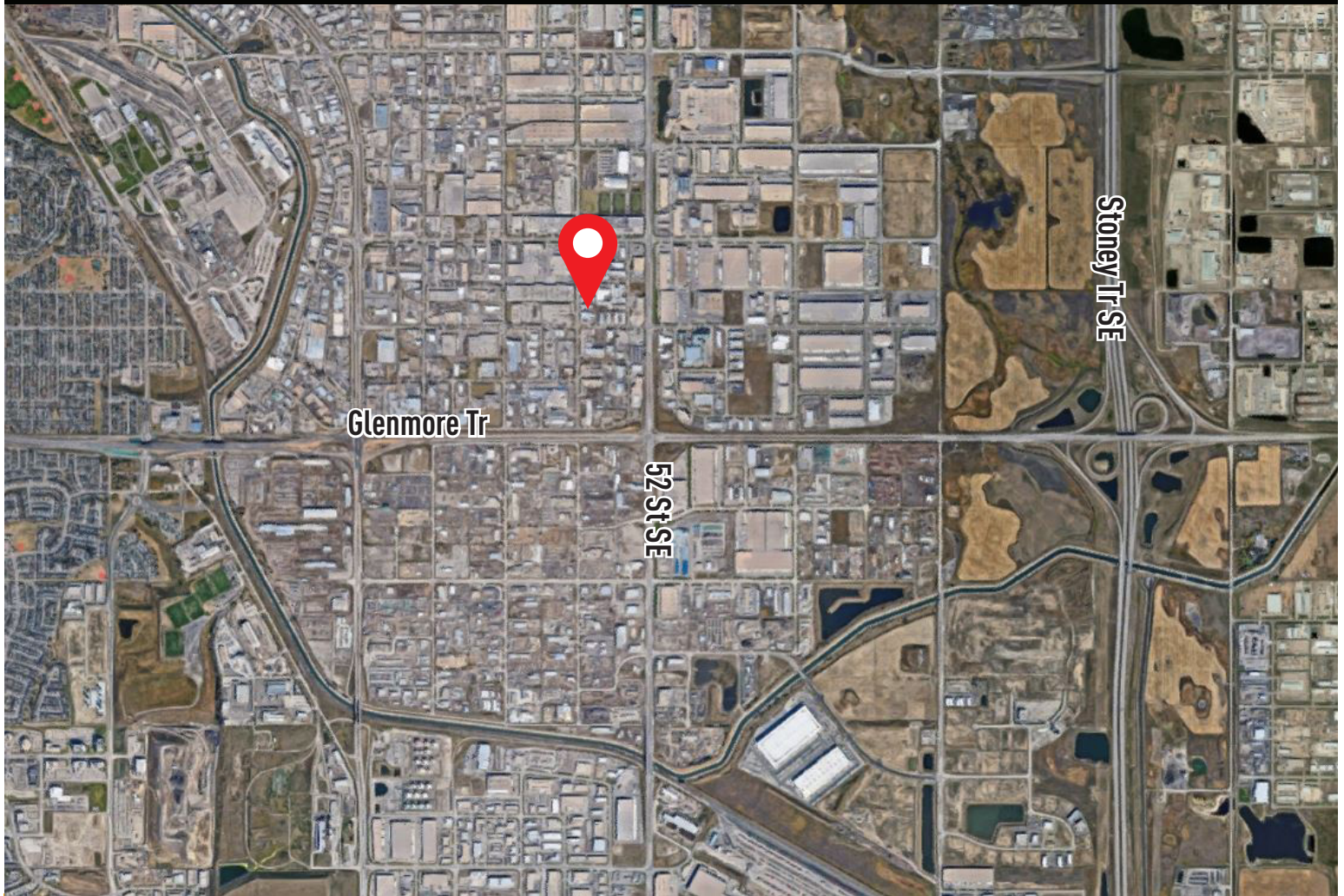
PLANS

7560 48 Street SE, Calgary, Alberta



LOCATION

7560 48 Street SE, Calgary, Alberta



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