

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.
- Possession October 1 2024.

PROPERTY DESCRIPTION

Lease Rate:	Market
Operating Costs:	\$4.12 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. approx.

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

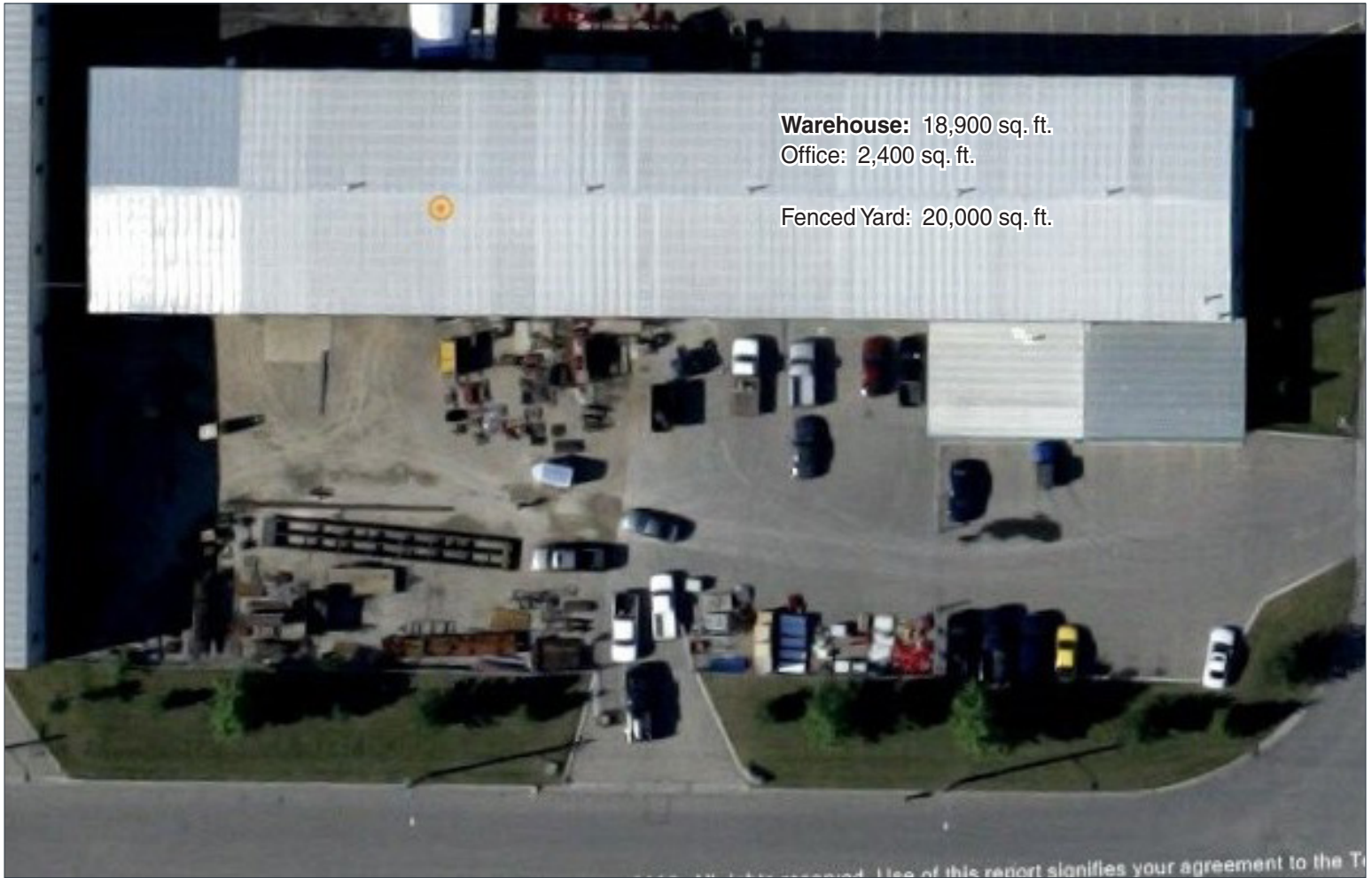


Parking

18 Stalls

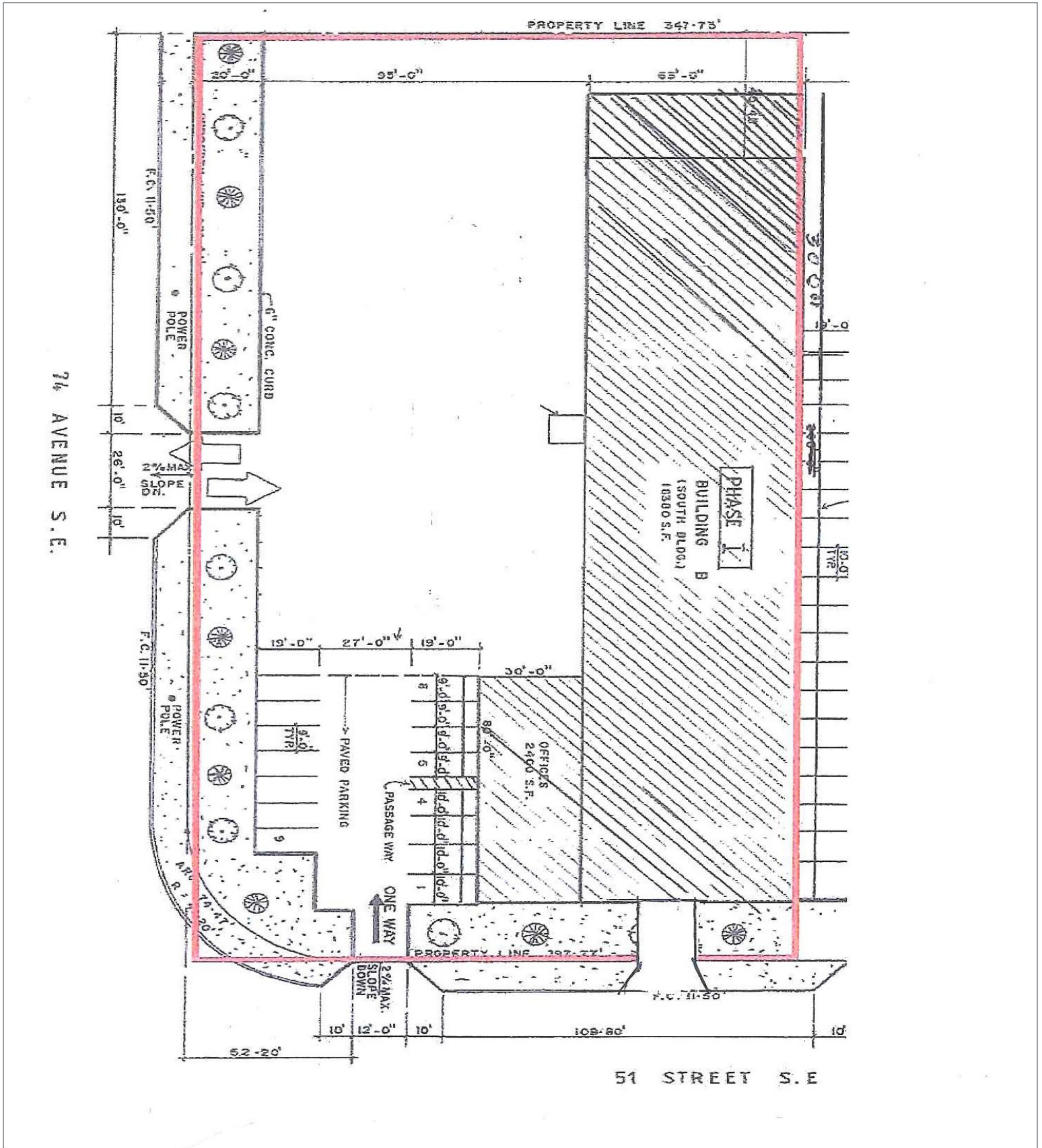
HEAD OFFICE
 Suite 300, 1324 – 11 Avenue SW
 Calgary, Alberta T3C 0M6
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SITE PLAN

5152 74 Ave SE, Calgary, Alberta



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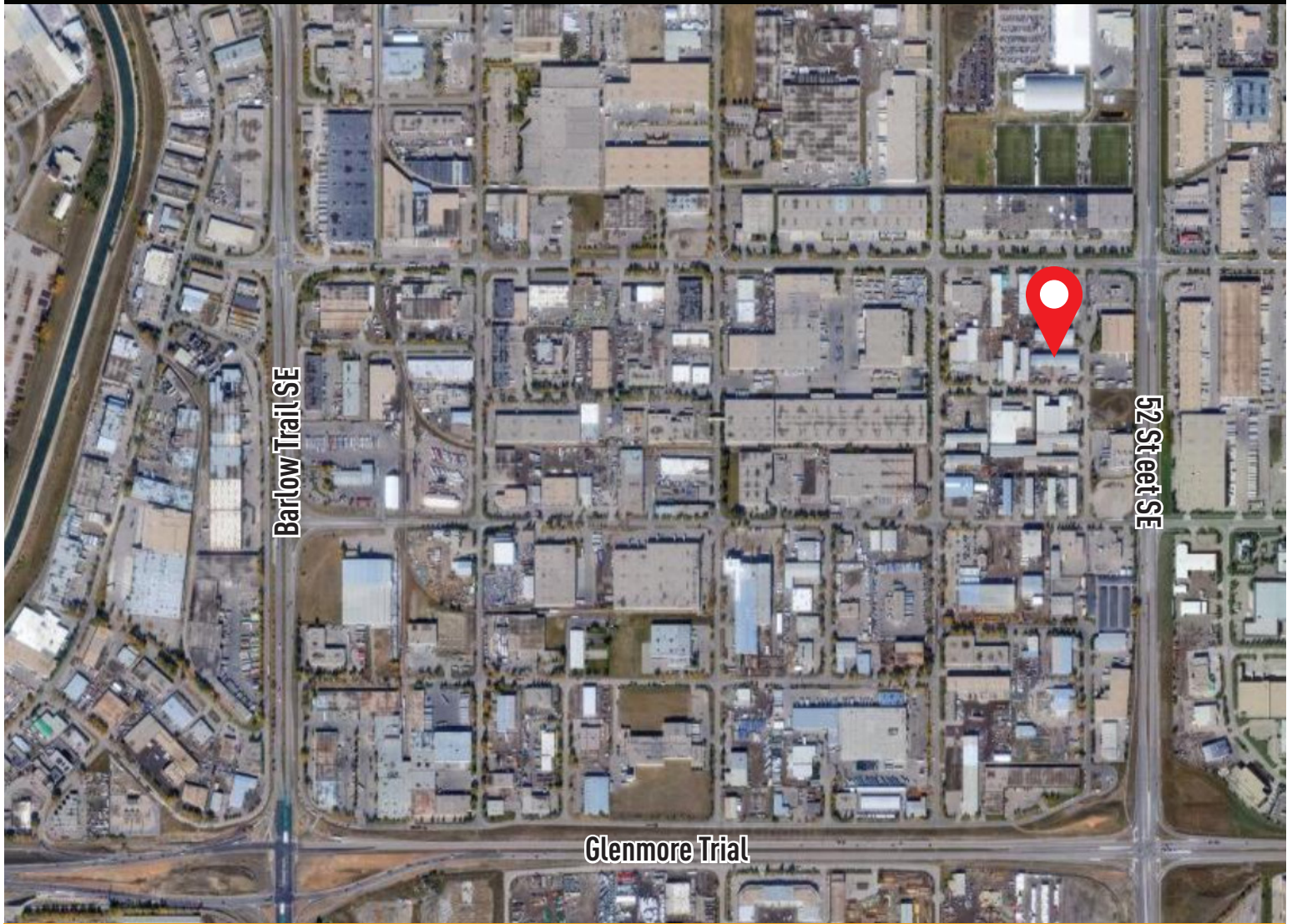
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LOCATION

5152 74 Ave SE, Calgary, Alberta



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