

For Lease



# 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.

**Lease Rate:** Market

**Op. Costs:** \$3.83 psf est.

**Zoning:** IG - Industrial General

**Possession:** 30 days

## 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)

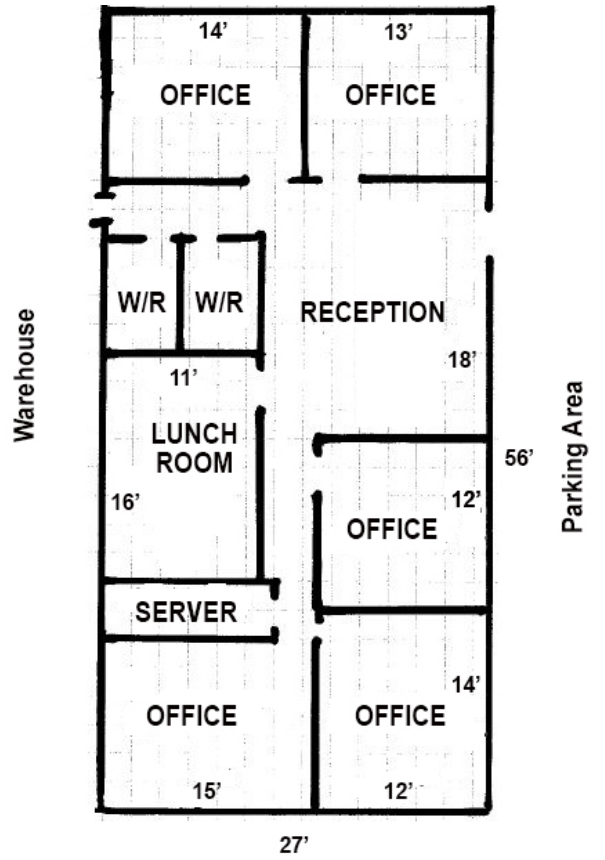
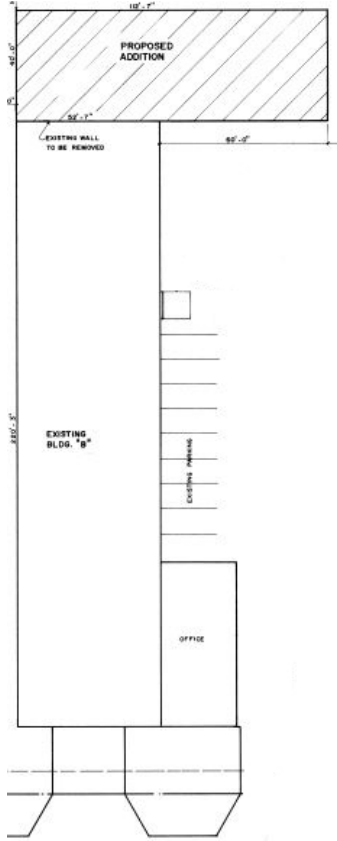
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PHOTOS

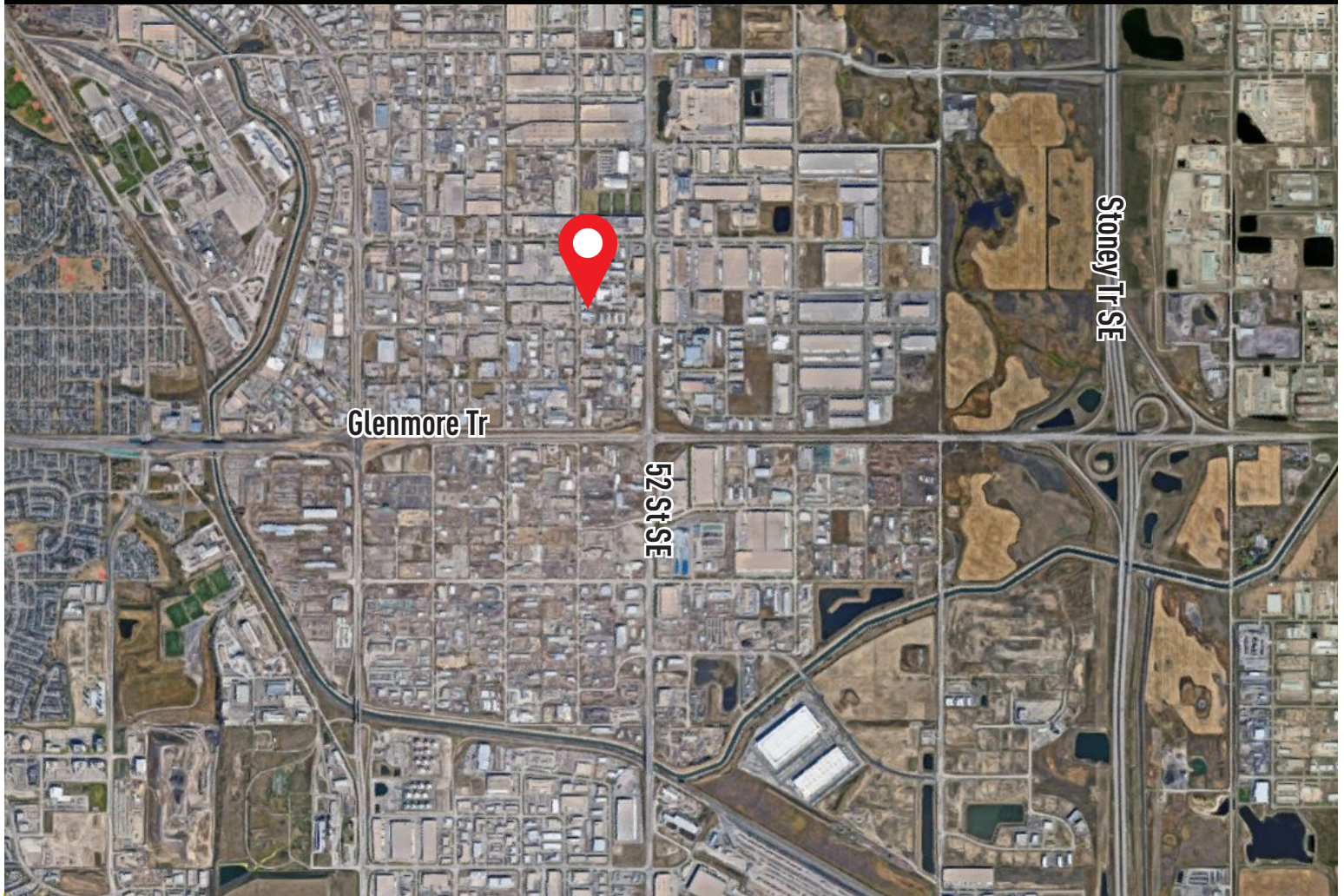
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# LOCATION

7560 48 Street SE, Calgary, Alberta



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