

For Lease



FREESTANDING INDUSTRIAL

7712 56 STREET SE
CALGARY, ALBERTA



HIGHLIGHTS

- Freestanding manufacturing building in Great Plains Industrial area
- Heavy power, sump in floor and air makeup system
- Shop has drive through capabilities, with an entrance on 76th Avenue
- Two ten ton bridge cranes with 10 ton hoists, one ten ton bridge with 5 ton hoist and one five ton bridge with 5 ton hoist
- Great location, corner lot with exposure and close to major routes
- Fenced yard
- New LED lighting throughout

PROPERTY DESCRIPTION

Lease Rate:	Market
Op. Costs:	\$4.80 psf
Total Area:	18,120 sq. ft. +/-
Shop Area:	15,120 sq. ft. +/-
Office Area:	3,000 sq. ft. +/-
Lot Size:	1.16 acres +/-
Possession:	60 Days

BUILDING DETAILS



Power

1,000 Amp;
3 Phase;
208 Volt



Zoning

I-G
Industrial General



Loading

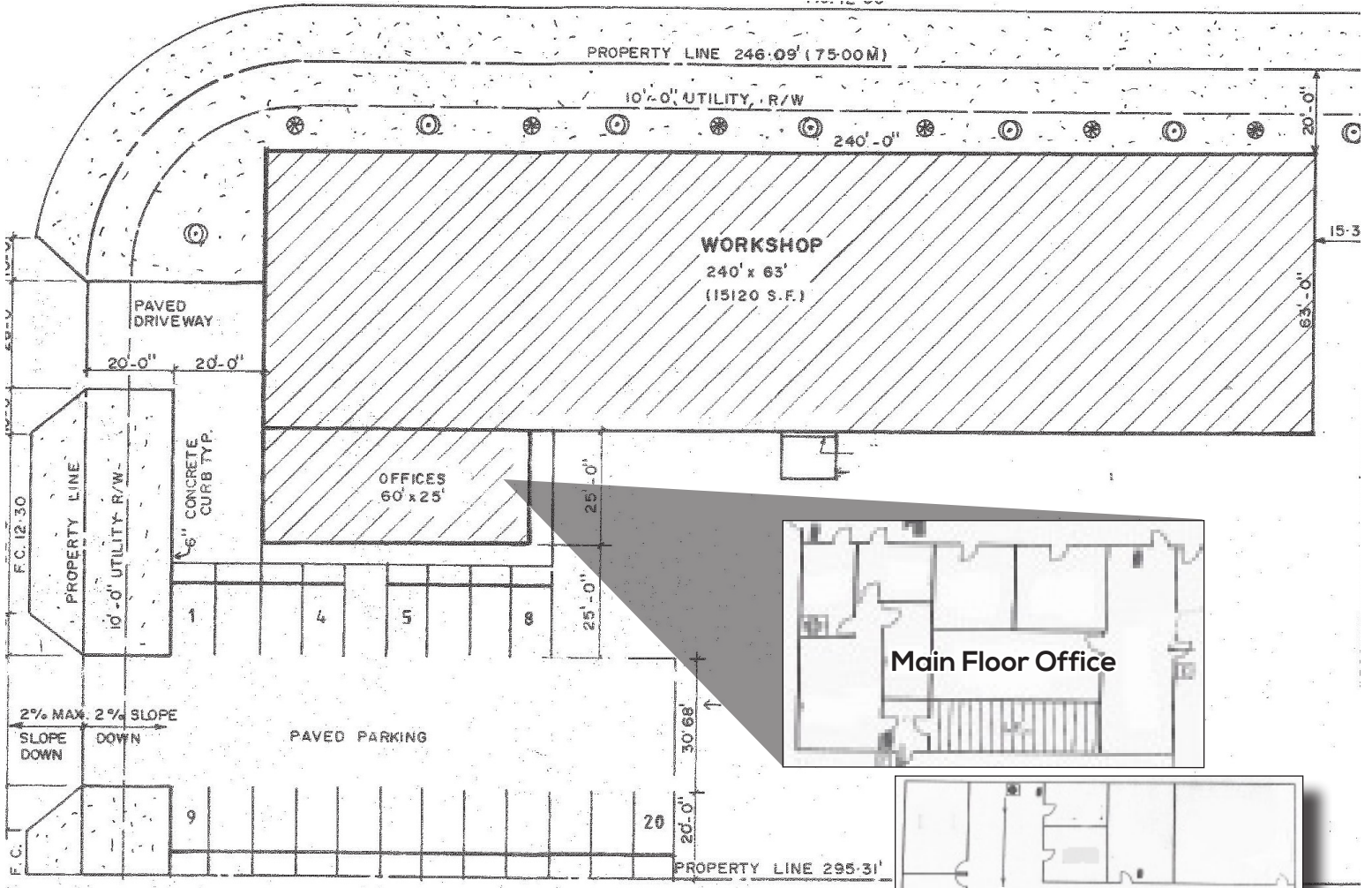
Six 20' x 20' Drive In
One 24' x 24" Drive In

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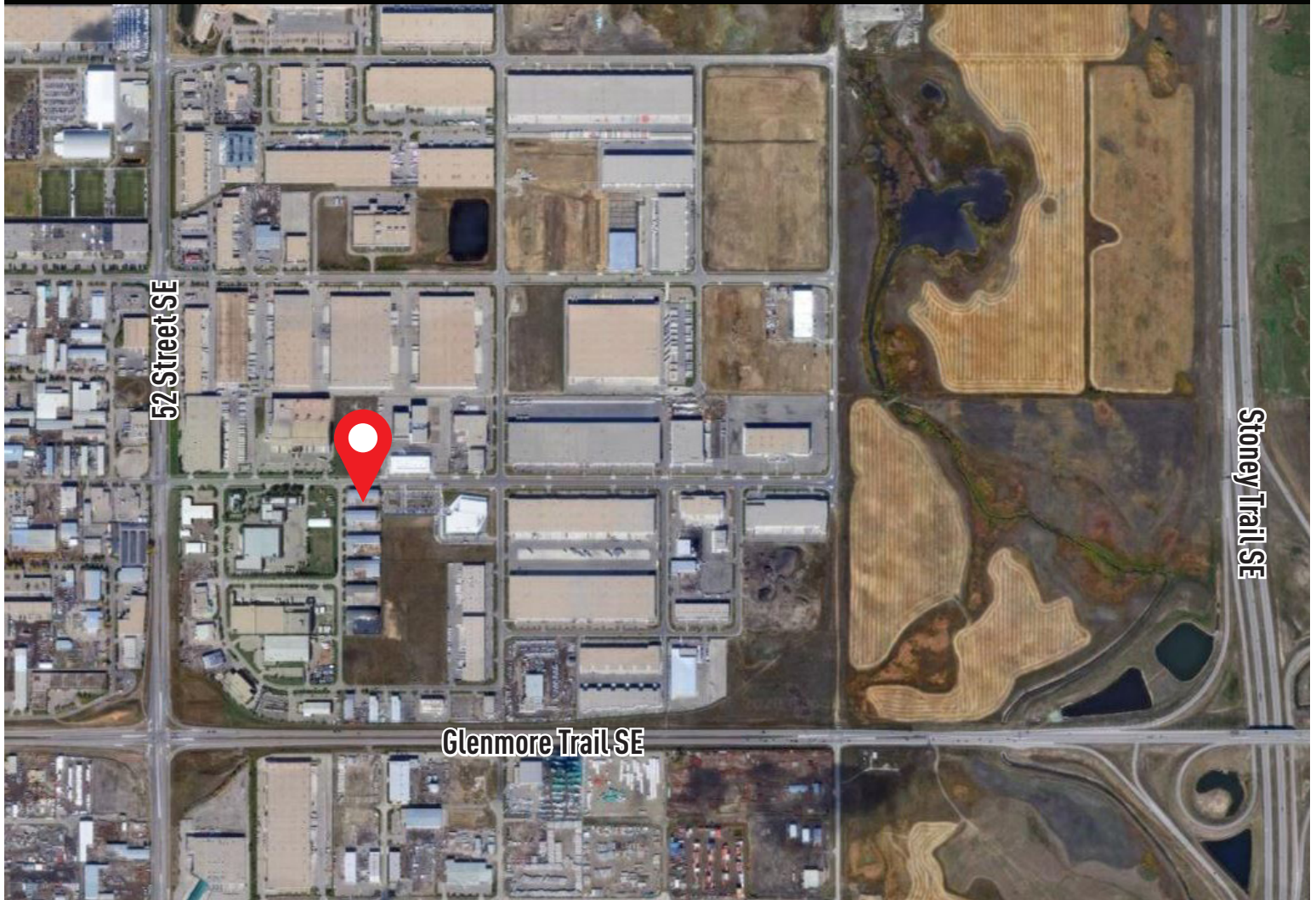
FLOORPLAN

7712 56 Steet SE, Calgary, Alberta



LOCATION

7712 56 Steet SE, Calgary, Alberta



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