

7560 48 Street SE



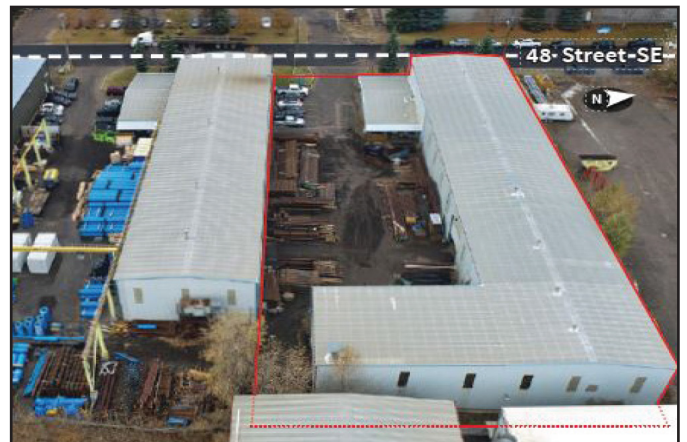
For Lease Fabrication Shop with Yard

Property Features

Size: 17,800 sq.ft.
Office: 1,620 sq.ft.
Warehouse: 16,180 sq.ft.
Loading: 1 Drive in- 20' x 20'
1 Drive in- 8' x 8'
2 Drive in- 18' x 18'
Ceiling: 24' Clear (18' under hook)
Power: 1,200 Amp, 208 Volt, 3 Phase
Crane: 1 x 5 Ton
1 x 7 Ton
1 x 10 Ton
Zoning: I-G Industrial General
Asking Rate: Market
Op Costs: \$3.83/sq.ft. est.
Possession: September 1, 2025

Features:

- Clear span shop with multiple overhead cranes
- Heavy power
- Freestanding building
- Ideal for fabrication
- Make up air
- LED Lighting in shop



Mike Blayney - Associate Broker
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403-969-7355



CMS Real Estate Ltd.

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"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice." The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.

Photos

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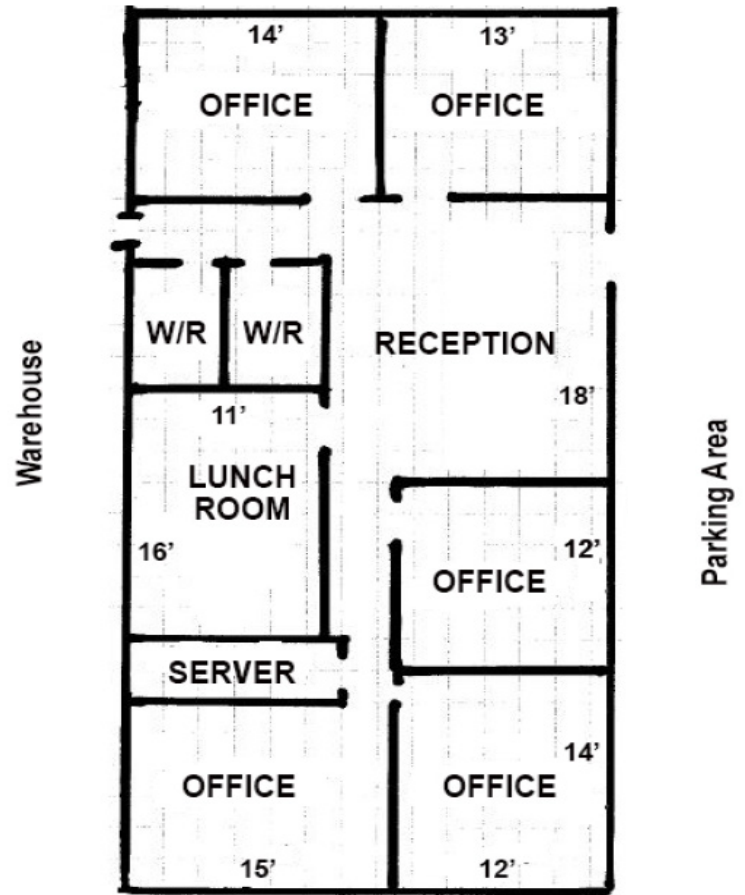
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Plans

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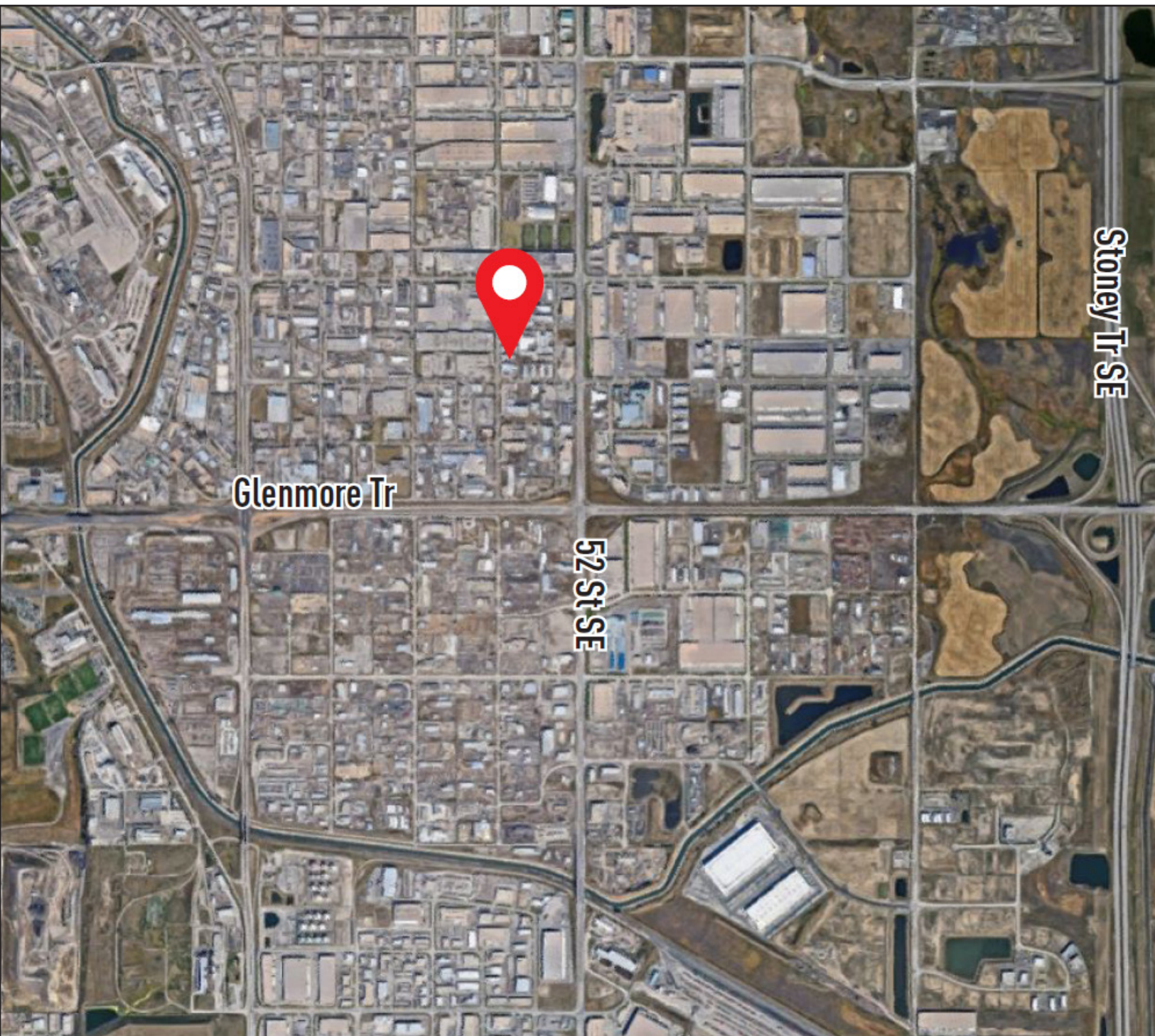
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Location

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