

7712 56 Street SE



For Lease Freestanding Industrial

Property Features

Size: 18,120 sq.ft. +/-
Office: 3,000 sq.ft. +/-
Warehouse: 15,120 sq.ft. +/-
Lot Size: 1.16 Acres +/-
Loading: Six 20' x 20 Drive In
One 24' x 24' Drive In
Power: 1,000 Amp, 3 Phase, 208 Volt
Zoning: I-G Industrial General

Asking Rate: Market
Op Costs: \$4.80/sq.ft.

Possession: 60 Days

Features:

- 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 76 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

Mike Blayney - Associate Broker
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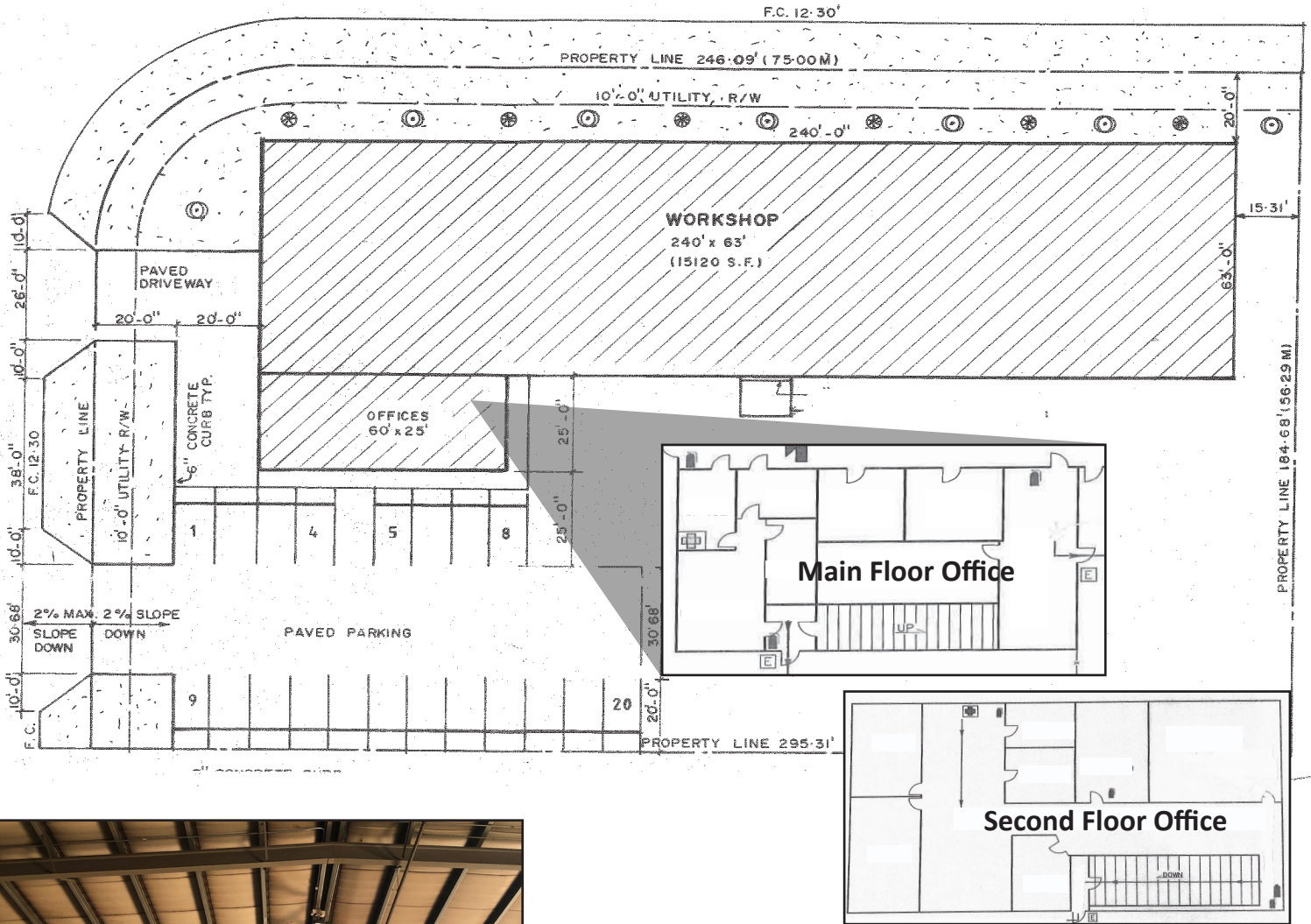


CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6
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Floor Plan

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Location

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